LOTS 19 & 20
OR 236/236 & 237 & OR 201/695
N E FLA SPORTSMAN CLUB S/D

LEAVINS HELEN C
75070 PARRISH ROAD
YULEE, FL 32097

2024

14-2N-26-4280-0023-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

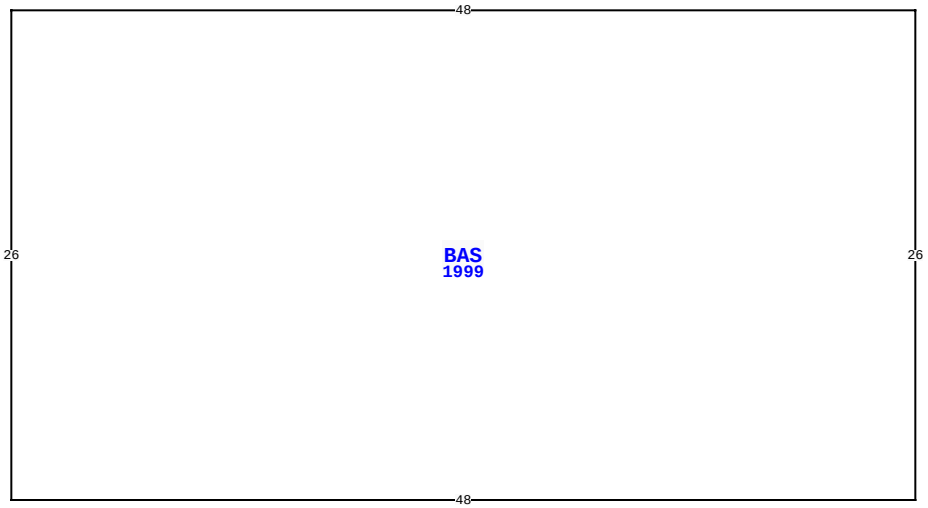
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	46,074
TOTALS	1,248		1,248	46,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.2000	87.90	109,699	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1248 HX Base Yr



75070 PARRISH RD, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,074
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		87,514
SOH/AGL Deduction		40,956
ASSESSED VALUE		46,558
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,558
TOTAL JUST VALUE		87,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992859	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0166/0550	1/01/1974	WD	Q	V		600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S26 E48 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,440

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		RM	100.00	140.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS