PT OF LOT 56
IN OR 1911/460
SUB OF GOVT LOT 9 UNR

CARREON CRYSTAL D STRAUDER
75123 NEWELL RD
YULEE, FL 32097

2024

14-2N-26-4280-0040-0060

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
Quality	03	Quality Level 03

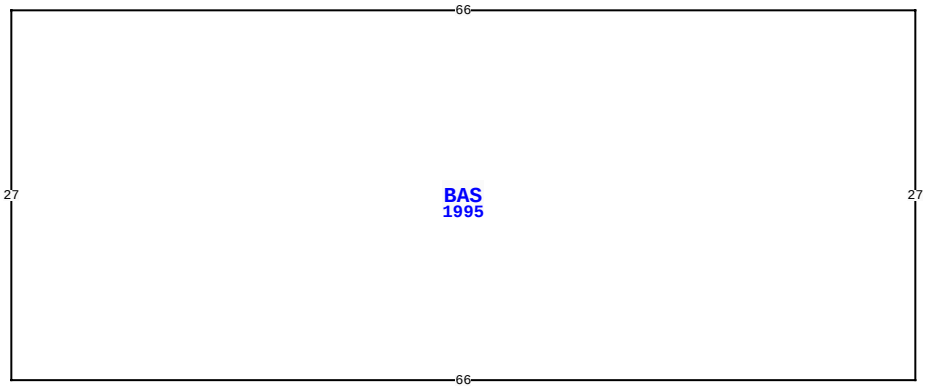
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	46,991
TOTALS	1,782		1,782	46,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.2000	87.90	156,638	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2015 Heated Area: 1782 HX Base Yr 2015



75123 NEWELL RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,991
TOTAL MARKET OB/XF VALUE		3,863
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		90,854
SOH/AGL Deduction		31,015
ASSESSED VALUE		59,839
TOTAL EXEMPTION VALUE	HX HB	34,839
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		90,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1911/0460	4/08/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: STRAUDER CRYSTAL D						
1909/1671	3/31/2014	CT	U	I	18	34,400
GRANTOR: CLERK OF COURT						
GRANTEE: STRAUDER DELORIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W66 S27 E66 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	1242	WD DECK A	0	100	0	0	584.00	SF	10.00	10.00	100	2000	2000	3	20	1,168	

LAND DESCRIPTION

TOTAL OB/XF 3,863

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	160.00	70.00	1.00	LT		1.00	1.00	2.00	20,000.00	40,000.00	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