LOT 62
IN OR 2486/1629
1982 FIES DW/MH

SUAREZ JUAN & ENNY
85338 PHILLIPS RD
YULEE, FL 32097

2024

18-2N-27-4315-0062-0000

BUILDING CHARACTERISTICS

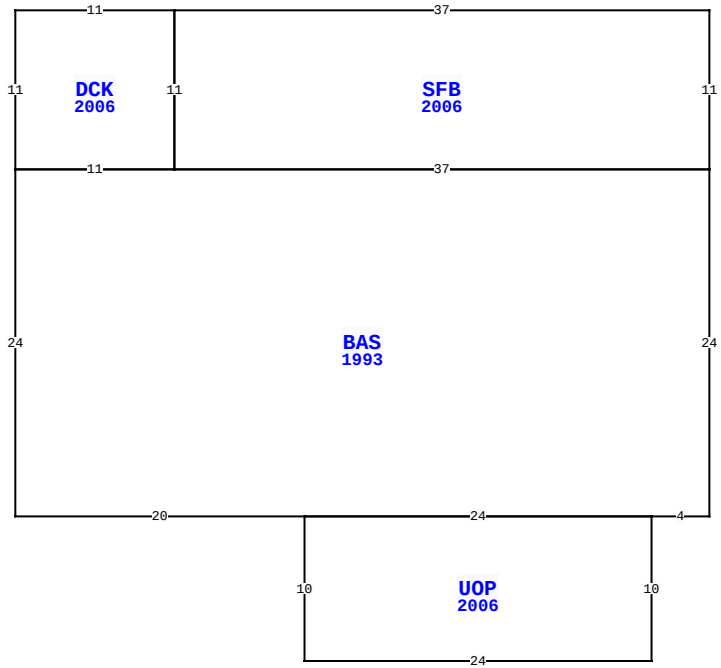
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	50	. 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	37,014
DCK	121	15	18	578
SFB	407	80	326	10,475
UOP	240	25	60	1,928
TOTALS	1,920		1,556	49,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,556	153.0000	107.10	166,648	1982	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1478 HX Base Yr



75084 JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2007 JM
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,994
TOTAL MARKET OB/XF VALUE	12,376
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	127,370
SOH/AGL Deduction	7,412
ASSESSED VALUE	119,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,958
TOTAL JUST VALUE	127,370
NCON VALUE	6,240
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,009

1982 FIES (1998)
RP: 12694737 & 12694738
DW/MH/ID FDGA4F(U/X)2433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9106	MH MOVE-ON	3,500	11/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/1629	8/09/2021	WD	Q	I	01	100,000
GRANTOR: MCKINNON BOBBY EUGENE						
GRANTEE: SUAREZ JUAN & ENNY						
2217/0958	8/08/2018	WD	Q	I	01	90,000
GRANTOR: TOUCHTON KATHI M						
GRANTEE: MCKINNON BOBBY EUGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-48,11] S24 E20 E24 E4 N24 W37 W11 $
SFB=[YR=2006;ORIG=0,0] W37 S11 E37 N11 $
UOP=[YR=2006;ORIG=-28,35] S10 E24 N10 W24 $
DCK=[YR=2006;ORIG=-37,0] W11 S11 E11 N11 $
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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
2	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1994	1994	3	20	768	
3	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1994	1994	3	20	256	
4	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	2017	2017	3	78	3,432	
5	1242	WD DECK A	0	0	10	24	240.00	SF	10.00	10.00	100	2015	2015	3	70	1,680	
6	0300	BOAT DCK W	0	0	20	10	200.00	SF	40.00	40.00	100	2024	2015		78	6,240	

LAND DESCRIPTION

TOTAL OB/XF 12,376

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	000133	C	SFR LAKE	0		RM	107.00	140.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS