LOT 14
ESMT OR 1438/1913
ANDREWS ACRES PB 6/66

YOUNG TRAVERSE & KACIE
86285 EXPRESS COURT
YULEE, FL 32097

2024

27-4N-23-0070-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

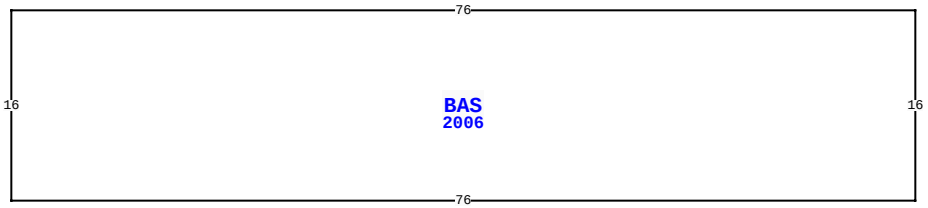
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	60,477
TOTALS	1,216		1,216	60,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.8000	92.10	111,994	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2024 Heated Area: 1216 HX Base Yr



241660 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,477
TOTAL MARKET OB/XF VALUE	3,031
TOTAL LAND VALUE - MARKET	72,300
TOTAL MARKET VALUE	135,808
SOH/AGL Deduction	0
ASSESSED VALUE	135,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,808
TOTAL JUST VALUE	135,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4835	MH MOVE-ON	0	09/28/2006
E17961	ELEC OTHER	0	08/01/2006
P11509	OTHER	0	08/01/2006
WE00462	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/731	5/07/2024	WD	Q	I	01	200,000
GRANTOR: 720 THISTLEDEW LLC						
GRANTEE: YOUNG TRAVERSE & KA						
2684/1772	11/27/2023	QC	U	I	11	100
GRANTOR: BENNETT HAMPTON S III						
GRANTEE: 720 THISTLEDEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W76S16E76N16$.

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	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	100	2006	2006	3	87	3,031	

TOTAL OB/XF 3,031

LAND DESCRIPTION

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,300							

REVIEW DATE 03/05/2024 BY WWA Total Acres: 2.41 Total Land Value: 72,300 Market: 0 Agricultural: 0 Common: 72,300 PRINTED 08/06/2024 BY SYS