PT LOTS 1 & 2 IN OR 2496/1855
(EX ESMT IN OR 805/581)
THIGPEN ESTATE SURVEY

RICE TONYA
87446 LENTS RD
YULEE, FL 32097

2024

37-3N-27-4680-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

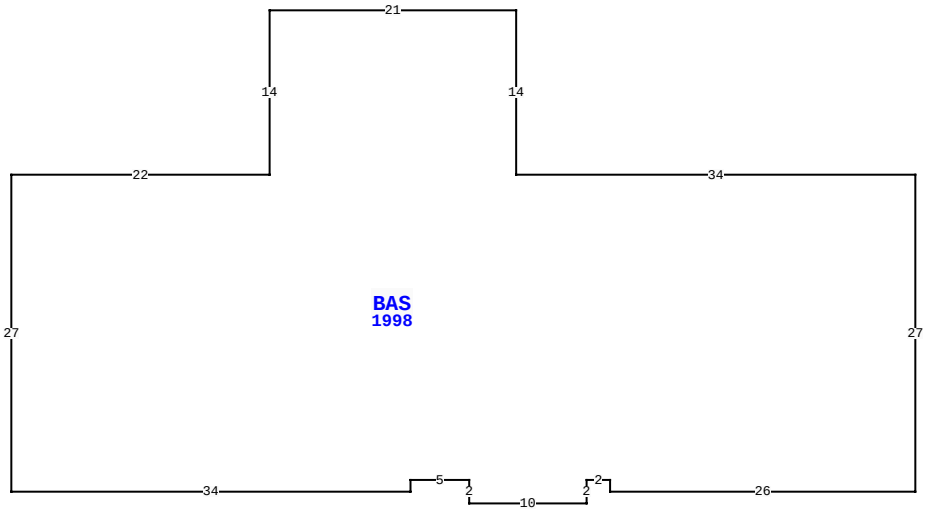
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100	2,376	99,906
TOTALS	2,376		2,376	99,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,376	116.8000	87.60	208,138	1998	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2018 Heated Area: 2376 HX Base Yr 2018



87446 LENTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,906
TOTAL MARKET OB/XF VALUE		21,615
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		203,121
SOH/AGL Deduction		85,329
ASSESSED VALUE		117,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,792
TOTAL JUST VALUE		203,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,998

BLDG:1:1: 1998 FLEET R672698 + R672699 + R672700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982213	MH MOVE-ON	0	06/01/1998
971932	MH MOVE-ON	0	10/01/1997
7466	MH MOVE-ON	14,776	09/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1855	8/17/2021	WD	U	I	11	100
GRANTOR: COLE KENNETH D III						
GRANTEE: RICE TONYA						
2477/1644	7/07/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: RICE TONYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 N14 W21 S14 W22 S27 E34 N1 E5 S2 E10 N2 E2 S1 E26 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	1242	WD DECK A	0	100	14	34	476.00	SF	10.00	10.00	100	1998	1998	3	20	952	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2011	2011	3	50	640	
3	0810	CONCRETE A	0	100	24	18	432.00	SF	6.50	6.50	100	2009	2009	3	90	2,527	
4	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2009	2009	3	90	562	
5	0510	GARAGE WD-	0	100	35	24	864.00	SF	35.00	35.00	100	2009	2009	3	56	16,934	

LAND DESCRIPTION

TOTAL OB/XF 21,615

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	0008	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	80,000.00	80,000.00	81,600							

REVIEW DATE 04/24/2024 BY KWA Total Acres: 1.02 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS