PT OF LOT 2
IN OR 1735/915
R583908 & R583904

HONTZ ROBERT & NICOLE
87309 LENTS RD
YULEE, FL 32097

2024

37-3N-27-4680-0002-0080

BUILDING CHARACTERISTICS

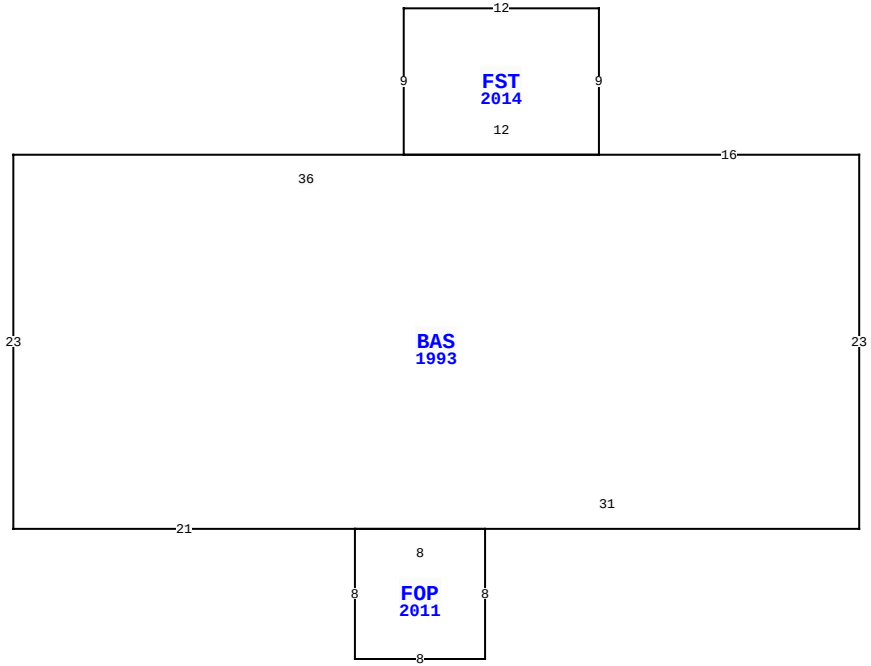
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	26,774
FOP	64	30	19	425
FST	108	65	70	1,567
TOTALS	1,368		1,285	28,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,285	106.6000	74.62	95,887	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 1196 HX Base Yr 2012



87309 LENTS RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,766
TOTAL MARKET OB/XF VALUE		2,360
TOTAL LAND VALUE - MARKET		92,800
TOTAL MARKET VALUE		123,926
SOH/AGL Deduction		80,159
ASSESSED VALUE		43,767
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,767
TOTAL JUST VALUE		123,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24721	CARPORT	14,062	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1735/0915	4/29/2011	WD	U	I	38	40,000
GRANTOR: DIXON GAYLE BULLS						
GRANTEE: HONTZ ROBERT & NICO						
1346/0574	8/31/2005	WD	Q	I		75,000
GRANTOR: WILDER DARRYL W & SAN						
GRANTEE: DIXON GAYLE BULLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=2014] N9 W12 S9 E12$ W36 S23E21
FOP=[YR=2011] S8E8 N8 W8 $E31 N23$.

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	8	14	112.00	SF	10.00	10.00	100	2011	2011	3	50	560	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2011	2011	3	50	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,360

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		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	80,000.00	80,000.00	92,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.16 Total Land Value: 92,800 Market: 0 Agricultural: 0 Common: 92,800 PRINTED 08/06/2024 BY SYS