PT OF LOT 4
IN OR 2570/508
1994 SKLY TW/MH

FOWLKES SUSAN R
87171 GANNETT AVENUE
YULEE, FL 32097

2024

37-3N-27-4680-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

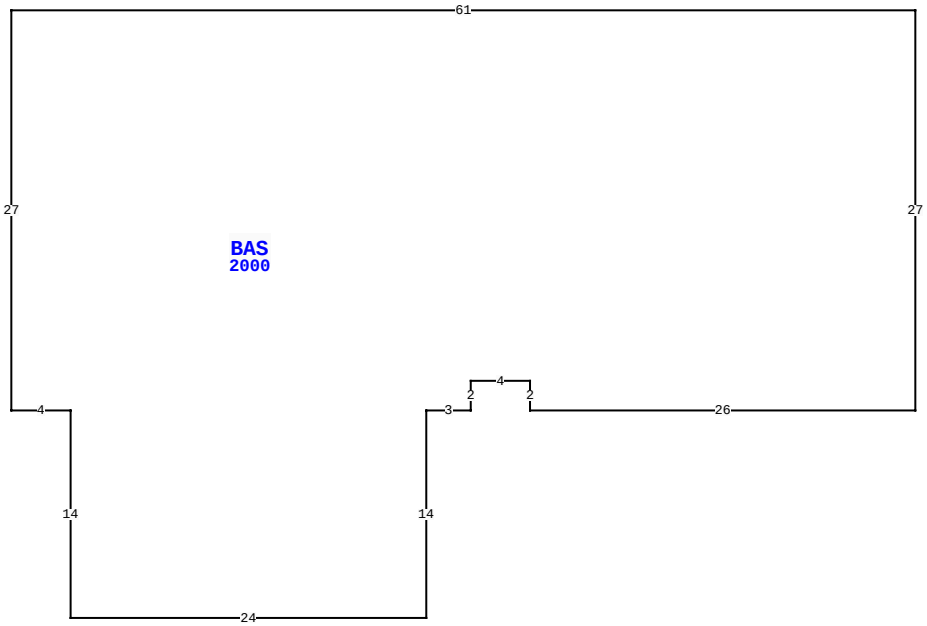
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,975	100	1,975	25,549
TOTALS	1,975		1,975	25,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,975	86.2400	64.68	127,743	1994	1994	0	0	50	70.00	20.00

2 M/H 94+ – 0% - 2023 Heated Area: 1975 HX Base Yr



87581 ROSES BLUFF 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	25,549
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	148,209
SOH/AGL Deduction	0
ASSESSED VALUE	148,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,209
TOTAL JUST VALUE	148,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-337	MH MOVE-ON	53,333	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0508	6/13/2022	WD	Q	I	01	111,000
GRANTOR: AMERICAN RECOVERY COR						
GRANTEE: FOWLKES SUSAN R						
1965/0879	3/02/2015	QC	U	I	11	100
GRANTOR: MA & PA LAND ENTERPRI						
GRANTEE: AMERICAN RECOVERY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W61 S27 E4 S14 E24 N14 E3 N2 E4 S2 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,000							

REVIEW DATE 05/02/2022 BY HSX Total Acres: 1.50 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS