LOT 4 & S-1 OF LOTS 2 & 3
IN OR 1815/870 & OR 1815/869
R673981 & R673982

DUNLEAVY FLY TRUST/DUNLEAVY VIRGINIA L TRUSTEE
86150 VIRGINIA LN
YULEE, FL 32097

**2024**

**38-2N-27-2030-0004-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

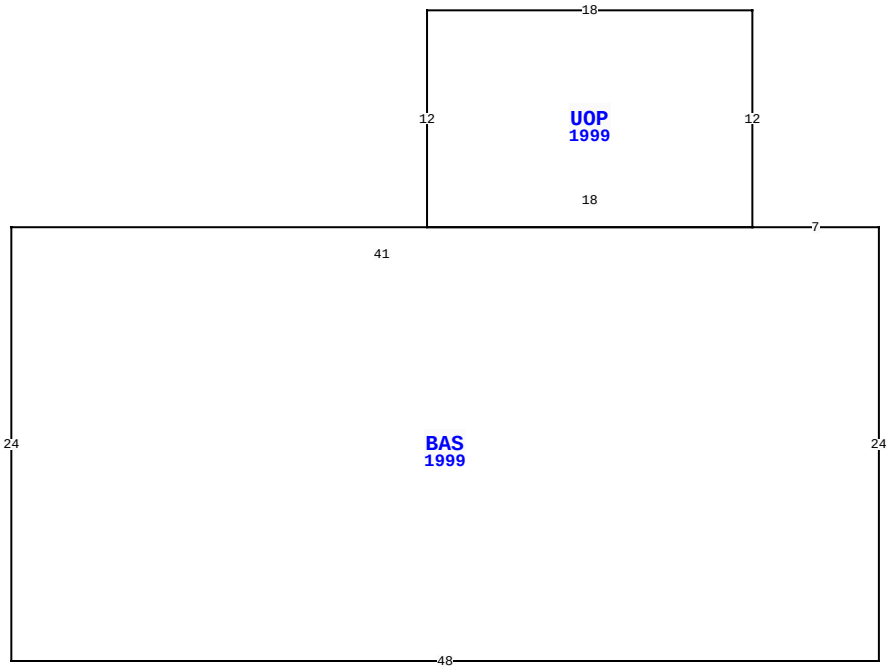
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 27,869 |
| UOP | 216 | 25 | 54 | 1,307 |
| TOTALS | 1,368 | | 1,206 | 29,176 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,206 | 115.2000 | 80.64 | 97,252 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2000 Heated Area: 1152 HX Base Yr 2000




86150 VIRGINIA LN, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 29,176 |
| TOTAL MARKET OB/XF VALUE | | 4,647 |
| TOTAL LAND VALUE - MARKET | | 99,400 |
| TOTAL MARKET VALUE | | 133,223 |
| SOH/AGL Deduction | | 89,043 |
| ASSESSED VALUE | | 44,180 |
| TOTAL EXEMPTION VALUE | HX HB WX BX | 35,000 |
| BASE TAXABLE VALUE | | 9,180 |
| TOTAL JUST VALUE | | 133,223 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 131,264 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7985 | MH MOVE-ON | 7,400 | 11/22/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1815/0870 | 9/18/2012 | QC | U | I | 11 | 100 |
| GRANTOR: DUNLEAVY JOHN J & VIR | | | | | | |
| GRANTEE: DUNLEAVY JOHN J & V | | | | | | |
| 1787/0401 | 4/03/2012 | QC | U | I | 11 | 100 |
| GRANTOR: DUNLEAVY JOHN J & VIR | | | | | | |
| GRANTEE: DUNLEAVY JOHN J & V | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W7 UOP=[YR=1999] N12 W18 S12 E18$ W41 S24 E48 N24$.

## 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 | 16 | 12 | 192.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 384 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 1,728 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 60 | 2,100 | |
| 4 | 0351 | CARPORT MT | 0 | 100 | 18 | 18 | 324.00 | SF | 5.60 | 5.60 | 100 | 2005 | 2005 | 3 | 24 | 435 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,647

| 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 | 0005 | OR | 0.00 | 0.00 | 1.14 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 91,200 | | | | | | | |
| 2 | 000102 | C | SFR/MH | 100 | 0005 | OR | 0.00 | 0.00 | 0.41 | AC | | 1.00 | 1.00 | 0.25 | 80,000.00 | 20,000.00 | 8,200 | | | | | | | |

REVIEW DATE 12/08/2020 BY NWA Total Acres: 1.55 Total Land Value: 99,400 Market: 0 Agricultural: 0 Common: 99,400 PRINTED 08/06/2024 BY SYS