PT JOHN LOW GRANT PAR 78-4
IN OR 749/198

DAY JOHN WILLIAM
1467 CLINCH DR
FERNANDINA BEACH, FL 32034

2024

42-2N-27-0000-0078-0040

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

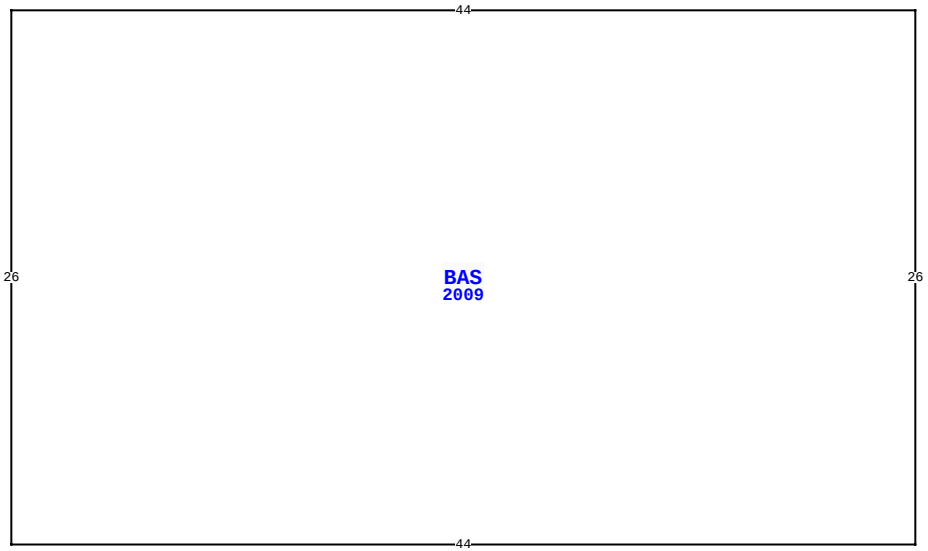
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1,144	48,467
TOTALS	1,144		1,144	48,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	122.8000	92.10	105,362	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1144 HX Base Yr



85001 BILL HURLBERT RD, 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	48,467
TOTAL MARKET OB/XF VALUE	1,036
TOTAL LAND VALUE - MARKET	83,000
TOTAL MARKET VALUE	132,503
SOH/AGL Deduction	0
ASSESSED VALUE	132,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,503
TOTAL JUST VALUE	132,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,290

BLDG:1:1: '95 ST DCLS T0053481&80

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/0198	1/19/1996	WD	U	V	01	100

GRANTOR: HURLBERT WM E JR & MA
GRANTEE: DAY JOHN WILLIAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W44 S26 E44 N26$.

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	0	12	24	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	
2	1242	WD DECK A	0	0	6	8	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	
3	0350	CARPORT WD	0	0	10	8	80.00	SF	13.00	13.00	100	2008	2008	3	35	364	

LAND DESCRIPTION

TOTAL OB/XF 1,036

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	000116	C	SFR MARSH	0		RM	150.00	186.00	0.83	AC		1.00	1.00	1.00	100,000.00	100,000.00	83,000							

REVIEW DATE 06/27/2024 BY KWA Total Acres: 0.83 Total Land Value: 83,000 Market: 0 Agricultural: 0 Common: 83,000 PRINTED 08/06/2024 BY SYS