LOT 13 IN OR 807 PG 1041
1990 DESTINY DW/MH
CLAXTON ACRES PB 5/257

PURVIS BOBBY E
85233 EADY LANE
YULEE, FL 32097

2024

42-2N-27-430C-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

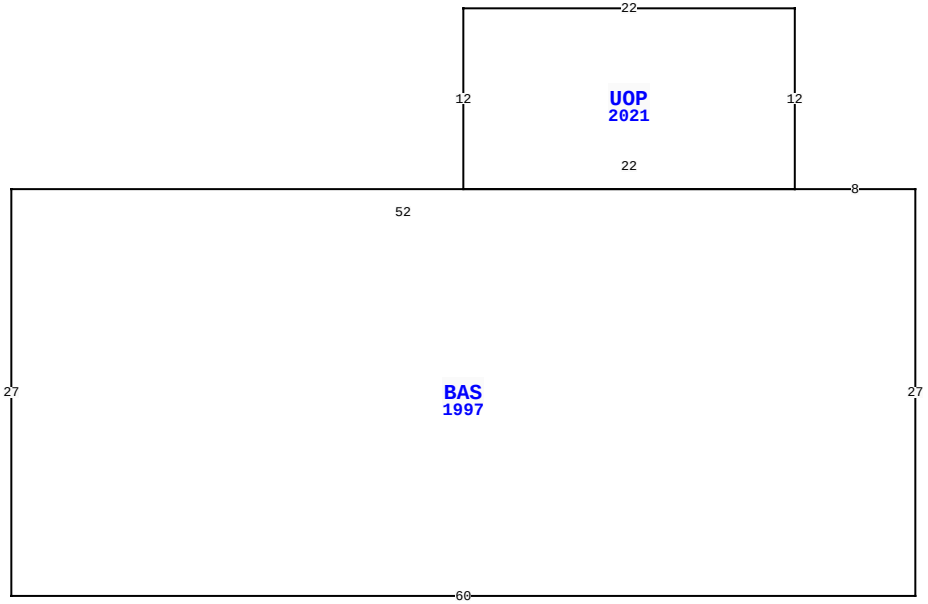
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	41,913
UOP	264	25	66	1,708
TOTALS	1,884		1,686	43,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,686	123.2000	86.24	145,401	1990	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1620 HX Base Yr 1998



85233 EADY 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		43,620
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		95,492
SOH/AGL Deduction		49,394
ASSESSED VALUE		46,098
TOTAL EXEMPTION VALUE	HX HB WR DX	35,000
BASE TAXABLE VALUE		11,098
TOTAL JUST VALUE		95,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9122	MH MOVE-ON	26,000	11/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0699	2/03/1998	WD	U	I	07	100
GRANTOR: CURRY CALVIN R KR						
GRANTEE: PURVIS BOBBY & JANI						
0807/1041	9/24/1997	WD	U	I	11	59,600
GRANTOR: CURRY CALVIN R JR						
GRANTEE: PURVIS BOBBY & JANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 UOP=[YR=2021] N12 W22 S12 E22$ W52 S27 E60 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	8	10	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	1242	WD DECK A	0	100	12	18	216.00	SF	10.00	10.00	100	1992	1992	3	20	432	
3	0351	CARPORT MT	0	100	20	16	320.00	SF	10.00	10.00	100	2009	2009	3	40	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,872

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS