LOT 20 (F/K/A PAR 57-3)
IN OR 2130/172
JAMES D CARR SUB UNR

TURNER REBECCA A/BALBASIRO RAYMOND J
86058 SOWELL RD
YULEE, FL 32097-3900

2024

42-2N-27-4350-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

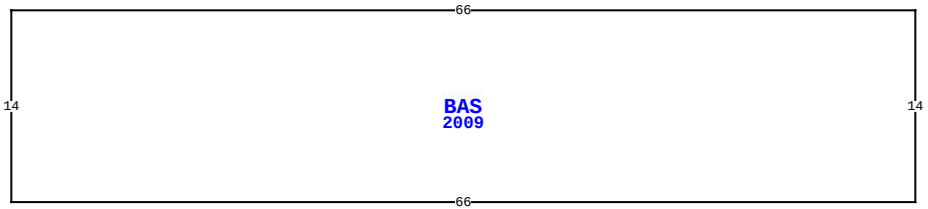
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,309
TOTALS	924		924	17,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	89.2000	62.44	57,695	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 924 HX Base Yr 2018



86058 SOWELL RD, YULEE

BLD DATE	06/01/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,308
TOTAL MARKET OB/XF VALUE		422
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		57,730
SOH/AGL Deduction		30,087
ASSESSED VALUE		27,643
TOTAL EXEMPTION VALUE	DX HX HB	27,643
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		57,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5221	CO ISSUED	0	12/22/2009
MH5221	MH MOVE-ON	0	09/01/2009
P13949	OTHER	0	09/01/2009
B21262	DEMOLITION OF MH	100	04/01/2008
7275	REPAIR/RRF	975	06/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2130/0172	6/30/2017	QC	U	I	11	100
GRANTOR: ROWLAND SHARON R &						
GRANTEE: TURNER REBECCA A &						
1551/1198	2/20/2008	WD	U	I	06	18,000
GRANTOR: ROSSO JOHN						
GRANTEE: ROWLAND SHARON R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S14 E66 N14$.

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	0351	CARPORT MT	0	100	10	18	180.00	SF	6.60	6.60	100	1990	1990	3	20	238	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	2003	2003	3	21	76	
3	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	2003	2003	3	21	108	

LAND DESCRIPTION

TOTAL OB/XF 422

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	0007	RM	94.00	97.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 06/09/2020 BY NWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS