BLOCK 3 LOTS 7 & 8
IN OR 1689/91
R107035 & R107036

BLACKWELL VICTORIA L
5465 MARSHVIEW LANE
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4380-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

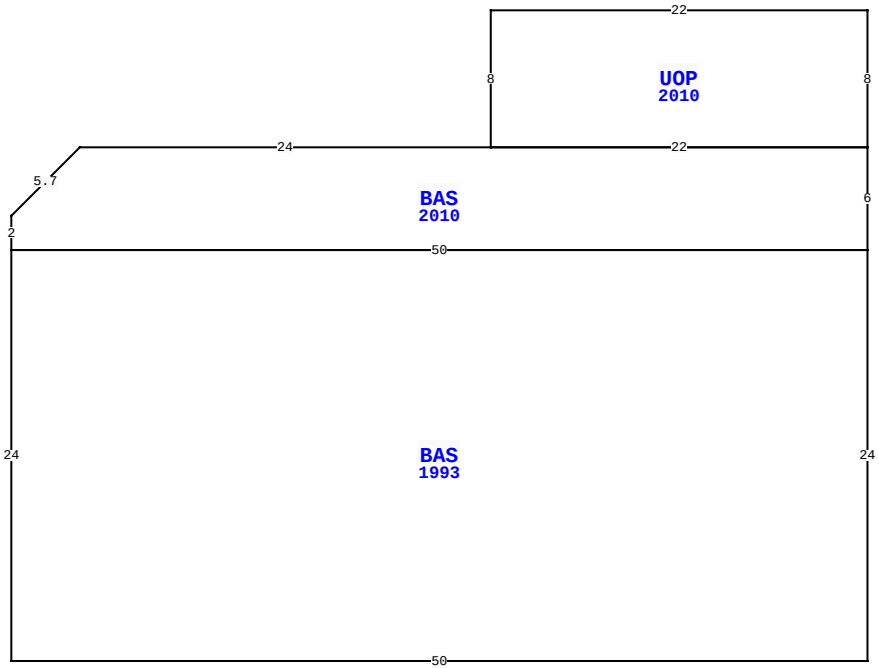
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	29,434
BAS	292	100	292	7,162
UOP	176	25	44	1,079
TOTALS	1,668		1,536	37,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,536	116.8000	81.76	125,583	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1492 HX Base Yr



85207 TRINITY CIR, 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	37,675
TOTAL MARKET OB/XF VALUE	2,631
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	136,306
SOH/AGL Deduction	65,397
ASSESSED VALUE	70,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,909
TOTAL JUST VALUE	136,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01912	XFOB	2,953	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0091	7/02/2010	QC	U	I	11	100
GRANTOR: ARNOLD VILLA G						
GRANTEE: BAKER VILLA G & VIC						
0235/0613	3/01/1977	WD	U	V		9,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2010] W22 S8 BAS=[YR=2010] W24 D4 L4 S2
BAS=[YR=1993] S24 E50 N24 W50$ E50 N6 W22$ E22 N8$. 18 N8 W18$ E32 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	0681	POLE SHED	0	0	20	10	200.00	SF	15.00	15.00	100	1980	1980	3	20	600	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0681	POLE SHED	0	0	14	8	112.00	SF	15.00	15.00	100	1996	1996	3	24	403	

LAND DESCRIPTION

TOTAL OB/XF 2,631

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	0005	RM	240.00	190.00	2.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	96,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/06/2024 BY SYS