PT OF LOT 6
IN OR 1706/510
FIELDS HIGHLANDS PB 5/6

LLOYD THOMAS & BRANDY
85031 FIELDS ROAD
YULEE, FL 32097

2024

42-2N-27-4440-0006-0000

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 90
Interior Floo	08	SHT VINYL 10
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

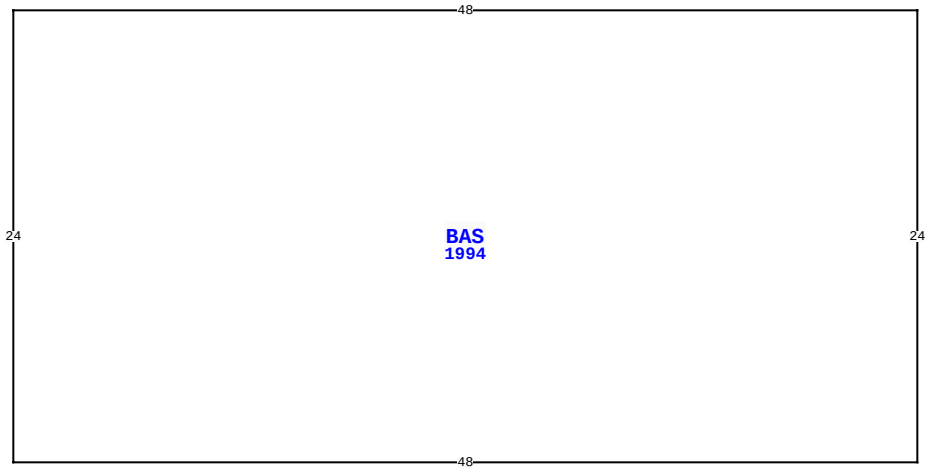
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	32,037
TOTALS	1,152		1,152	32,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	123.6000	92.70	106,790	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2011 Heated Area: 1152 HX Base Yr 2011



85031 FIELDS 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		32,037
TOTAL MARKET OB/XF VALUE		560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		82,597
SOH/AGL Deduction		40,663
ASSESSED VALUE		41,934
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,934
TOTAL JUST VALUE		82,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-347	MH MOVE-ON	25,900	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1706/0510	11/25/2009	WD	Q	I	01	80,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: LLOYD THOMAS & BRAN						
1153/1689	7/16/2003	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: DESALVO PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W48 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	0751	UOP	0	100	12	14	168.00	SF	10.00	10.00	100	1994	1994	3	20	336	
2	0751	UOP	0	100	8	14	112.00	SF	10.00	10.00	100	1994	1994	3	20	224	

LAND DESCRIPTION

TOTAL OB/XF 560

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		RSF-	2100.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS