LOT 7 & PT OF LOT 6
IN OR 1800/1036
RP 378389 & RP 378390

CRUMMEY TREENA L
85045 FIELDS RD
YULEE, FL 32097

**2024**

**42-2N-27-4440-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

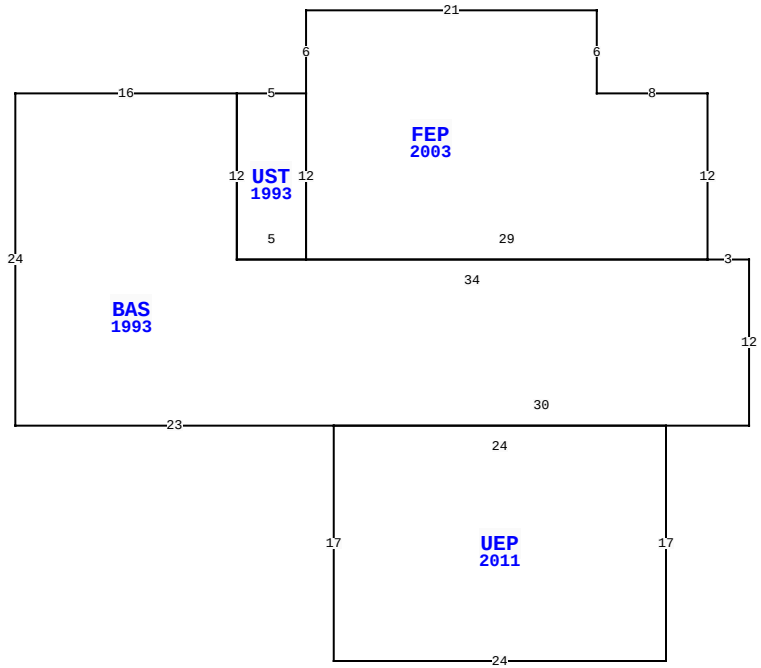
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 25 | MOD METAL 50 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 828 | 100 | 828 | 17,614 |
| FEP | 474 | 85 | 403 | 8,573 |
| UEP | 408 | 70 | 286 | 6,084 |
| UST | 60 | 55 | 33 | 702 |
| TOTALS | 1,770 | | 1,550 | 32,973 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,550 | 101.3000 | 70.91 | 109,910 | 1969 | 1969 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2013 Heated Area: 1231 HX Base Yr 2013




85045 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 | | 32,973 |
| TOTAL MARKET OB/XF VALUE | | 2,120 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 85,093 |
| SOH/AGL Deduction | | 50,746 |
| ASSESSED VALUE | | 34,347 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 9,347 |
| TOTAL JUST VALUE | | 85,093 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 82,736 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8770 | CHNGE SRVC | 0 | 03/12/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1800/1036 | 6/13/2012 | QC | U | I | 11 | 100 |
| GRANTOR: ALVEY PATRICA A | | | | | | |
| GRANTEE: ALVEY PATRICA A & T | | | | | | |
| 1797/1750 | 6/13/2012 | QC | U | I | 11 | 100 |
| GRANTOR: ALVEY PATRICIA A | | | | | | |
| GRANTEE: ALVEY PATRICIA A & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=2003] N12 W8 N6 W21 S6
UST=[YR=1993] W5 S12 E5 N12 $ S12 E29 $ W34 N12 W16 S24 E23
UEP=[YR=2011] S17 E24 N17 W24 $ E30 N12 $ .

## 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 | 0350 | CARPORT WD | 0 | 100 | 20 | 20 | 400.00 | SF | 13.00 | 13.00 | 100 | 1970 | 1970 | 3 | 20 | 1,040 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 9 | 180.00 | SF | 30.00 | 30.00 | 100 | 1970 | 1970 | 3 | 20 | 1,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,120

| 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- | 2118.00 | 170.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS