LOTS 24 & 31 & S60' OF 25 & 30
IN OR 1880/36
R498140 & R498141

SYLVESTER DANIEL
85332 MYRTICE ROAD
YULEE, FL 32097

2024

42-2N-27-4460-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

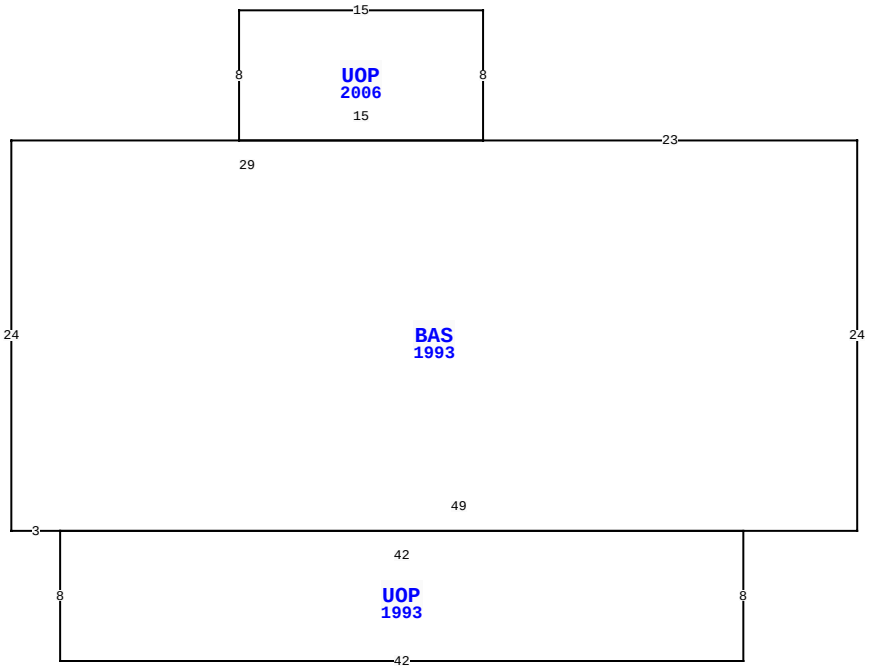
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,248	100	1,248	27,938
UOP	336	25	84	1,880
UOP	120	25	30	672
TOTALS	1,704		1,362	30,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,362	106.6000	74.62	101,632	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



85332 MYRTICE RD, YULEE

BLD DATE	07/19/2007 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	30,490
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	150,490
SOH/AGL Deduction	87,837
ASSESSED VALUE	62,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,653
TOTAL JUST VALUE	150,490
NCON VALUE	268
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-750	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/0036	9/09/2013	QC	U	I	11	100
GRANTOR: SYLVESTER DANIEL E &						
GRANTEE: SYLVESTER DANIEL						
1491/1988	4/12/2007	QC	U	I	01	100
GRANTOR: SYLVESTER ROBERT W &						
GRANTEE: SYLVESTER DANIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W23 W29 S24 E3 E49 N24 $
UOP=[YR=1993;ORIG=-49,24] S8 E42 N8 W42 $
UOP=[YR=2006;ORIG=-23,0] N8 W15 S8 E15 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-	2160.00	200.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS