LOT 13 (EX S-1 & S-2)
IN OR 754/1932 & OR 1815/469
ESMT OR 993/1156

HESSENAUER BRIAN T & PHYLLIS
85101 WINDY OAKS LN
YULEE, FL 32097

2024

42-2N-27-4487-0013-0000

BUILDING CHARACTERISTICS

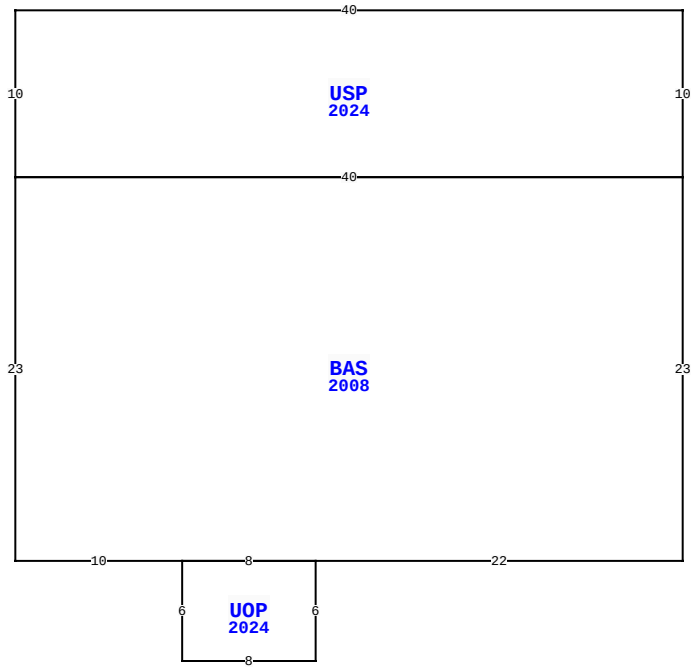
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	920	100	920	25,240
UOP	48	25	12	329
USP	400	50	200	5,487
TOTALS	1,368		1,132	31,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,132	85.2000	59.64	67,512	1985	2000	0	0	0	54.00	46.00

2 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



85020 PEACOCK CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,056
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,200
TOTAL MARKET VALUE	122,256
SOH/AGL Deduction	60,169
ASSESSED VALUE	62,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,087
TOTAL JUST VALUE	122,256
NCON VALUE	1,076
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,355

BLDG:2:5: 1985 GOLD
BLDG:2:3: RP: 12621872 & 12621871
BLDG:2:1: DW/MH/ID SHS1WGA44859493(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4747	MH MOVE-ON	0	06/23/2006
P10829	OTHER	0	03/01/2006
E16443	ELEC OTHER	0	12/01/2005
MH4581	MH MOVE-ON	0	04/01/2005
MH013561	MH MOVE-ON	0	07/01/2001
MH982493	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1815/0469	11/13/2011	QC	U	I	11	100
GRANTOR: DAVIS MARK						
GRANTEE: HESSENAUER BRIAN &						
1729/0786	11/23/2009	AD	U	I	40	54,000
GRANTOR: YULEE HOME CENTER						
GRANTEE: FREET GINGER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W40 S23 E10 E8 E22 N23 $
USP=[YR=2024;ORIG=-40,0] E40 N10 W40 S10 $
UOP=[YR=2024;ORIG=-30,23] E8 S6 W8 N6 $
.

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		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	80,000.00	80,000.00	91,200							

REVIEW DATE 04/09/2024 BY KWA Total Acres: 1.14 Total Land Value: 91,200 Market: 0 Agricultural: 0 Common: 91,200 PRINTED 08/06/2024 BY SYS