PT OF LOT 33 (S-1)
IN OR 976/1049
WIDE ROAD ACRES PB 5/404-406

HOWARD LORRAINE R EST
P O BOX 1737
YULEE, FL 32041-1737

2024

42-2N-27-4487-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

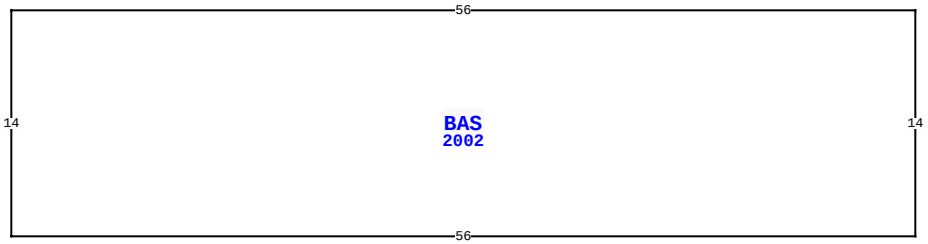
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,410
TOTALS	784		784	15,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	93.6000	65.52	51,368	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,410
TOTAL MARKET OB/XF VALUE	1,586
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	96,996
SOH/AGL Deduction	43,575
ASSESSED VALUE	53,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,421
TOTAL JUST VALUE	96,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1049	3/19/2001	AD	U	I	01	13,000

GRANTOR: HOWARD MICHAEL
GRANTEE: HOWARD CHARLES R SR

85498 NORTH HARTS RD, YULEE

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

BUILDING NOTES

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	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	24	307	
2	0752	USP	0	0	24	12	288.00	SF	15.00	15.00	100	1998	1998	3	26	1,123	
3	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	1998	1998	3	26	156	

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S14 E56 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,586

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS