PT OF LOT 10
IN OR 689 PG 1423
R621724 & R621725

FORDE WILLIAM R & MICHELLE E
PO BOX 1065
YULEE, FL 32041-1065

2024

42-2N-27-4500-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

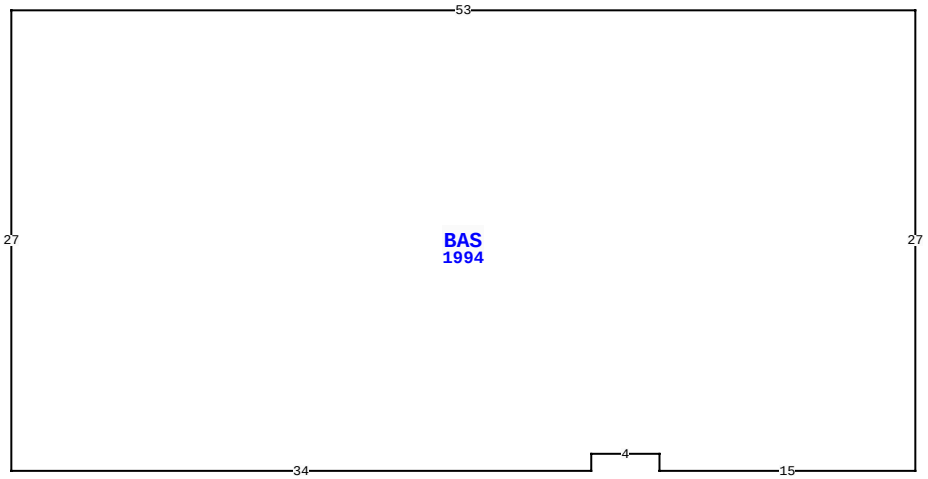
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	1,427	37,758
TOTALS	1,427		1,427	37,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,427	117.6000	88.20	125,861	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1427 HX Base Yr



85147 W DUWARD WAY, 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		37,758
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		119,198
SOH/AGL Deduction		61,710
ASSESSED VALUE		57,488
TOTAL EXEMPTION VALUE	HX HB	32,488
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-556	MH MOVE-ON	32,000	06/01/1994
94-01187	XFOB	2,040	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0689/1423	10/06/1993	WD	U	V	01	100

GRANTOR: FORDE W D & TOMMIE

GRANTEE: FORDE WM R &MICHELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W53 S27 E34 N1 E4 S1 E15 N27$.

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	0681	POLE SHED	0	100	20	24	480.00	SF	15.00	15.00	100	1994	1994	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	100	0002	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS