PT OF LOT 10 (S-6)
IN OR 2663/911
YULEE FARMS SUB 1 PB 2/37

THOMAS DAWN R/WRIGHT SHANEE DENISE
85053 DUWARD WAY
YULEE, FL 32097

2024

42-2N-27-4500-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

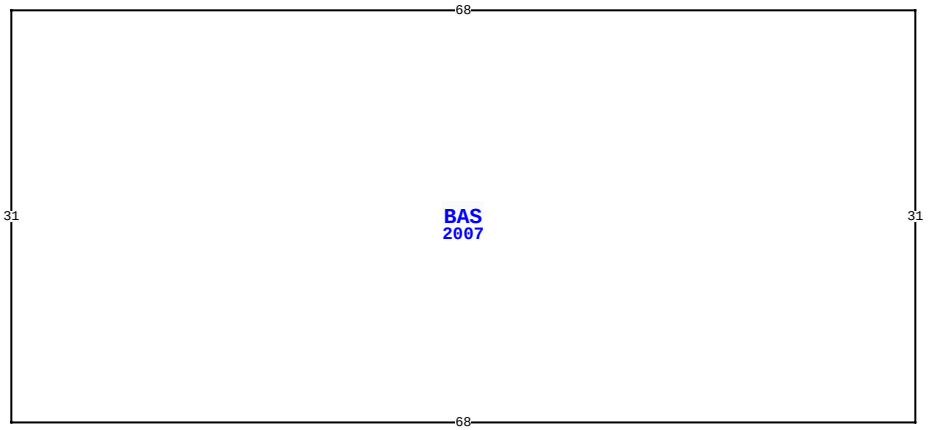
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD 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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	110,797
TOTALS	2,108		2,108	110,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	116.8000	87.60	184,661	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 50% - 2019 Heated Area: 2108 HX Base Yr 2019



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,797
TOTAL MARKET OB/XF VALUE		1,011
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		191,808
SOH/AGL Deduction		60,870
ASSESSED VALUE		130,938
TOTAL EXEMPTION VALUE	HA HAB WX	43,317
BASE TAXABLE VALUE		87,621
TOTAL JUST VALUE		191,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/911	7/02/2023	QC	U	I	11	100
GRANTOR: THOMAS DAWN R						
GRANTEE: THOMAS DAWN R						
2212/1878	7/24/2018	WD	Q	I	01	129,000
GRANTOR: FORDE ANTHONY L & CAT						
GRANTEE: THOMAS ESTE JR & DA						

85053 DUWARD WAY, YULEE

BLD DATE	03/04/2008	KK	LGL DATE	
XF DATE	07/17/2007	JM	LAND DATE	07/17/2007 JM
INC DATE			AG DATE	

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	1242	WD DECK A	0	50	8	4	32.00	SF	10.00	10.00	100	2007	2007	3	31	99	
2	1242	WD DECK A	0	50	9	4	36.00	SF	10.00	10.00	100	2007	2007	3	31	112	
3	1242	WD DECK A	0	50	10	20	200.00	SF	10.00	10.00	100	2009	2009	3	40	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,011

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	50	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 11/13/2019 BY TWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS