LOT 28 EX S-1
IN OR 817 PG 1446
R621887 & R621888

JONES MARY ANDERS
85274 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-4500-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

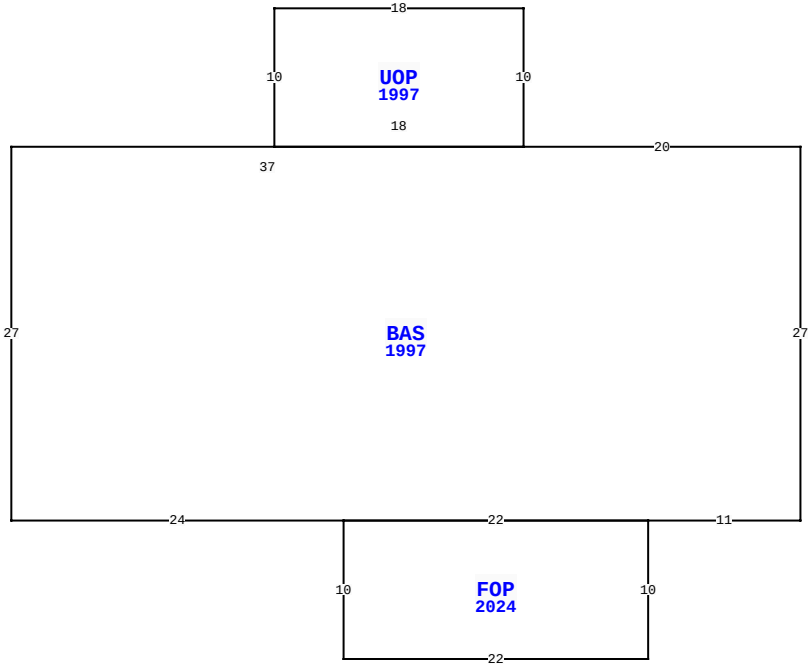
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,539	100	1,539	39,817
FOP	220	30	66	1,708
UOP	180	25	45	1,164
TOTALS	1,939		1,650	42,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,650	123.2000	86.24	142,296	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1539 HX Base Yr 1998



85274 AIRPLANE LN, 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		42,689
TOTAL MARKET OB/XF VALUE		5,522
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		348,211
SOH/AGL Deduction		256,757
ASSESSED VALUE		91,454
TOTAL EXEMPTION VALUE	HX HB SX	91,454
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		348,211
NCON VALUE		1,708
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5388	GARAGE	10,608	12/19/1988
7580	MH MOVE-ON	40,000	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0817/1446	12/23/1997	QC	U	I	06	100
GRANTOR: JONES LINNIE L/E						
GRANTEE: JONES LARRY LEE & M						
0622/0398	3/22/1991	QC	U	I	01	100
GRANTOR: SIMMONS JANET L						
GRANTEE: JONES LARRY & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W20 W37 S27 E24 E22 E11 N27 $
UOP=[YR=1997;ORIG=-20,0] N10 W18 S10 E18 $
FOP=[YR=2024;ORIG=-33,27] E22 S10 W22 N10 $
.

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	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	100	1991	1991	3	62	226	
2	0810	CONCRETE A	0	100	0	0	424.00	SF	6.50	6.50	100	1980	1980	3	32.5	896	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1988	1988	3	20	32	
4	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1988	1988	3	20	4,368	

LAND DESCRIPTION

TOTAL OB/XF 5,522

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		OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	80,000.00	80,000.00	300,000							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 3.75 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS