

LOT 30 (EX S-1)
IN OR 1960/1985
EX ESMT OR 670/236

MCDUFFIE BARBARA C/ELKINS JAMES FRANK
85194 AIRPLANE LN
YULEE, FL 32097

2024

42-2N-27-4500-0030-0000



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	13	LVT/LAMMT 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Quality	06	Quality Level 06		
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	1,718	100	1,718	58,343
DCK	210	15	32	1,087
FEP	200	85	170	5,773
FSP	90	60	54	1,834
TOTALS	2,218		1,974	67,037

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0350	CARPORT WD	0 100	37	32	1,184.00	SF	13.00	13.00
4	0940	SHEDS/PORT	0 100	8	27	112.00	SF	30.00	30.00
5	1242	WD DECK A	0 100	0	0	445.00	SF	10.00	10.00
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00
7	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00
8	0811	CONCRETE B	0 100	0	0	1,496.00	SF	5.20	5.20
9	1242	WD DECK A	0 100	0	0	435.00	SF	10.00	10.00
10	0462	ST/AL FNC	0 100	90	0	360.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	3.58

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,974	161.7200	113.20	223,457	1992	1992	0	0	70.00	30.00
1 M/H 93- - 100% - 2009 Heated Area: 1888 HX Base Yr 2009											
FSP 2009 FEP 2009 BAS 1993 DCK 1993											
85194 AIRPLANE LN, YULEE											
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE			
			INC DATE					AG DATE			

L N	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	0940	SHEDS/PORT	0 100	12	20	240.00	SF	20.10	20.10	100	1991	1991	3	20	965	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
3	0350	CARPORT WD	0 100	37	32	1,184.00	SF	13.00	13.00	100	1993	1993	3	20	3,078	
4	0940	SHEDS/PORT	0 100	8	27	112.00	SF	30.00	30.00	100	1994	1994	3	20	672	
5	1242	WD DECK A	0 100	0	0	445.00	SF	10.00	10.00	100	1994	1994	3	20	890	
6	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1996	1996	3	20	720	
7	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
8	0811	CONCRETE B	0 100	0	0	1,496.00	SF	5.20	5.20	100	1996	1996	3	72	5,601	
9	1242	WD DECK A	0 100	0	0	435.00	SF	10.00	10.00	100	2011	2011	3	50	2,175	
10	0462	ST/AL FNC	0 100	90	0	360.00	SF	10.00	10.00	100	2011	2011	3	64	2,304	

TOTAL OB/XF													19,501	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
2	OR	0.00	0.00	3.58	AC		1.00	1.00	1.00	80,000.00	80,000.00	2		

NASSAU COUNTY PROPERTY					PAGE 1 of 2				
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					113,292				
TOTAL MARKET OB/XF VALUE					19,501				
TOTAL LAND VALUE - MARKET					286,400				
TOTAL MARKET VALUE					419,193				
SOH/AGL Deduction					264,935				
ASSESSED VALUE					154,258				
TOTAL EXEMPTION VALUE					HX HB		50,000		
BASE TAXABLE VALUE					104,258				
TOTAL JUST VALUE					419,193				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					415,178				

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