PT LOT 2 IN OR 2689/1484
ESMT IN OR 475/471
(EX FPL ESMT OR 397/659)

SCHELL BARBARA S
85075 FOUR SISTERS LN
YULEE, FL 32097

2024

42-2N-27-4540-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

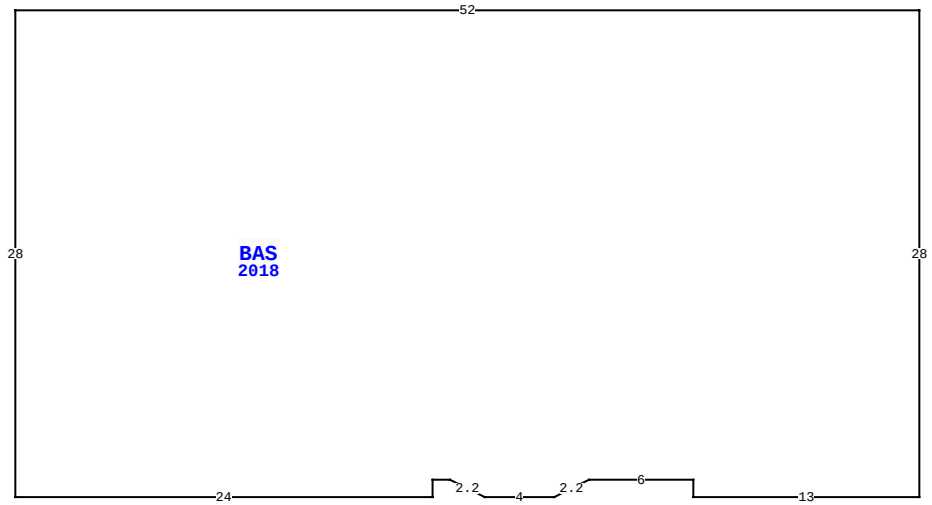
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,447	100	1,447	57,310
TOTALS	1,447		1,447	57,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,447	123.0000	86.10	124,587	1988	2000	0	0	0	54.00	46.00

1 M/H 93- – 50% - 2024 Heated Area: 1447 HX Base Yr 2024



85075 FOUR SISTERS 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		82,335
TOTAL MARKET OB/XF VALUE		15,682
TOTAL LAND VALUE - MARKET		243,200
TOTAL MARKET VALUE		341,217
SOH/AGL Deduction		18,608
ASSESSED VALUE		322,609
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		272,609
TOTAL JUST VALUE		341,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002846	MH MOVE-ON	0	03/22/2019
E006938	CHNGE SRVC	0	05/01/2000
94-1027	CHNGE SRVC	0	06/16/1994
7861	MH MOVE-ON	11,000	07/06/1989
7388	MH MOVE-ON	25,000	07/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1484	1/18/2024	QC	U	I	11	31,900
GRANTOR: SCHELL BARBARA S						
GRANTEE: SCHELL BARBARA S						
2220/0215	8/22/2018	WD	Q	I	02	155,000
GRANTOR: S & S GROUP LLC						
GRANTEE: SCHELL BARBARA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W52 S28 E24 N1 E1 D1 R2 E4 U1 R2 E6 S1 E13 N28$.

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	50	27	24	648.00	SF	6.50	6.50	100	1994	1994	3	68	2,864	
2	0752	USP	0	50	9	15	135.00	SF	15.00	15.00	100	1990	1990	3	20	405	
3	0937	WELL	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0936	SEPTC TANK	0	50	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	1242	WD DECK A	0	50	8	6	48.00	SF	10.00	10.00	100	2019	2019	3	86	413	

LAND DESCRIPTION

TOTAL OB/XF 15,682

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	0006	OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	80,000.00	80,000.00	243,200							

REVIEW DATE 01/21/2020 BY KWX Total Acres: 3.04 Total Land Value: 243,200 Market: 0 Agricultural: 0 Common: 243,200 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
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

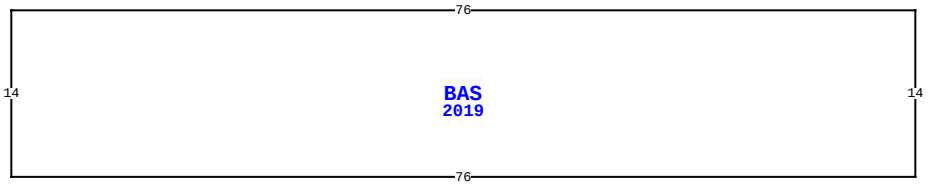
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,025
TOTALS	1,064		1,064	25,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	112.0000	78.40	83,418	1987	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2024 Heated Area: 1064 HX Base Yr 2024



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2220/0215	8/22/2018	WD	Q	I	02	155,000
GRANTOR: S & S GROUP LLC						
GRANTEE: SCHELL BARBARA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/21/2020 BY KWX Total Acres: 3.04 Total Land Value: 243,200 Market: 0 Agricultural: 0 Common: 243,200 PRINTED 08/06/2024 BY SYS