PT LOT 6 IN OR 2171/223
YULEE FARMS #2 R/P LOTS 7 & 8
DBK 202/190

KRUPINSKI VELVET ANN
1847 N US HWY 441
LAKE CITY, FL 32055

**2024**

**42-2N-27-4560-0006-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

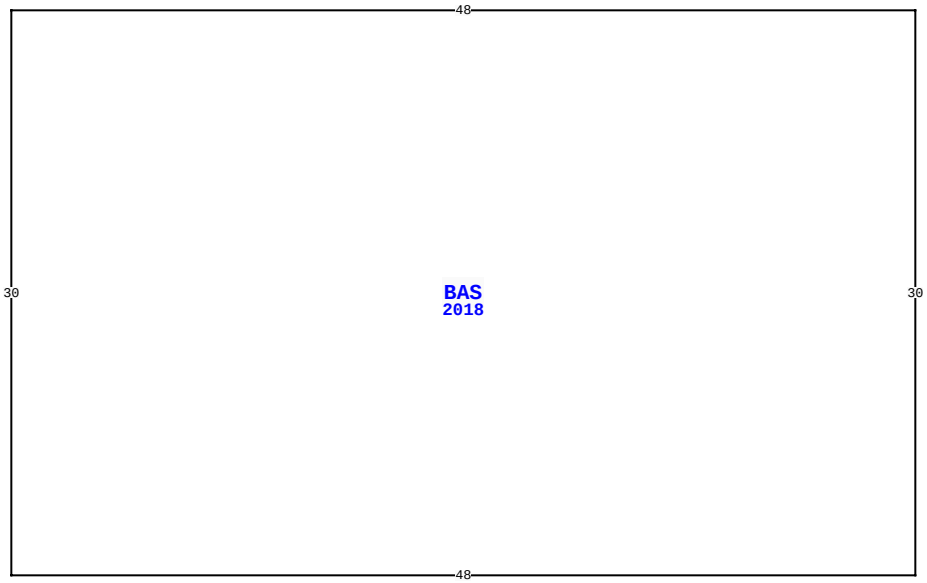
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,440 | 100 | 1,440 | 140,777 |
| TOTALS | 1,440 | | 1,440 | 140,777 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,440 | 140.1600 | 105.12 | 151,373 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 M/H 94+ – 0% - 2024 Heated Area: 1440 HX Base Yr




85110 KNOWLES RD, 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 | 140,777 |
| TOTAL MARKET OB/XF VALUE | 6,002 |
| TOTAL LAND VALUE - MARKET | 245,600 |
| TOTAL MARKET VALUE | 392,379 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 392,379 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 392,379 |
| TOTAL JUST VALUE | 392,379 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 386,132 |

BLDG:1:1: DWMH ID# FL26100PHA102840 (A/B)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19001056 | CO ISSUED | 0 | 02/01/2019 |
| B22181 | CARPORT | 11,700 | 01/01/2009 |
| 972005 | MH MOVE-ON | 0 | 11/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2171/0223 | 1/05/2018 | QC | U | I | 11 | 100 |
| GRANTOR: KRUPINSKI KEITH D & V | | | | | | |
| GRANTEE: KRUPINSKI KEITH D & | | | | | | |
| 0780/1366 | 12/27/1996 | WD | Q | V | | 12,000 |
| GRANTOR: KNOWLES JAMES & NADIN | | | | | | |
| GRANTEE: KRUPINSKI KEITH D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W48 S30 E48 N30$.

## 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 | 0510 | GARAGE WD- | 0 | 0 | 24 | 18 | 432.00 | SF | 35.00 | 35.00 | 100 | 1997 | 1997 | 3 | 25 | 3,780 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 24 | 288.00 | SF | 30.00 | 30.00 | 100 | 1986 | 1986 | 3 | 20 | 1,728 | |
| 3 | 0350 | CARPORT WD | 0 | 0 | 12 | 24 | 288.00 | SF | 8.58 | 8.58 | 100 | 1986 | 1986 | 3 | 20 | 494 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,002

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 3.07 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 245,600 | | | | | | | |

REVIEW DATE 04/29/2024 BY KWA Total Acres: 3.07 Total Land Value: 245,600 Market: 0 Agricultural: 0 Common: 245,600 PRINTED 08/06/2024 BY SYS