BLOCK 5 LOT 5
IN OR 494 PG 138
R583893 & R583894

TOWNSEND EARL T
85199 MADELINE ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0005-0050

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

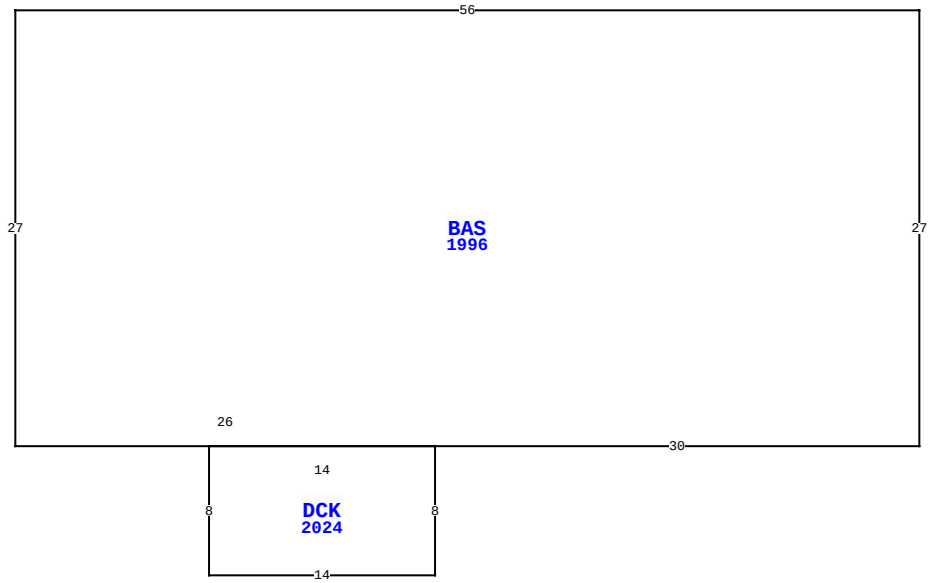
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	49,057
DCK	112	15	17	552
TOTALS	1,624		1,529	49,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,529	123.6000	92.70	141,738	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 0 Heated Area: 1512 HX Base Yr



85199 MADELINE 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		49,608
TOTAL MARKET OB/XF VALUE		2,402
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		132,010
SOH/AGL Deduction		70,095
ASSESSED VALUE		61,915
TOTAL EXEMPTION VALUE	HX HB	36,915
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961545	MH MOVE-ON	0	11/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0494/0138	7/01/1986	WD	Q	V		10,800

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W56 S27 E26 E30 N27 $
DCK=[YR=2024;ORIG=-30,27] W14 S8 E14 N8 $
.

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
2	0681	POLE SHED	0	100	8	16	128.00	SF	15.00	15.00	100	1995	1995	3	23	442	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2003	2003	3	21	1,512	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	2002	2002	3	20	448	

LAND DESCRIPTION

TOTAL OB/XF 2,402

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/22/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS