BLOCK 6 LOT 5
2013 CMHM SW/MH
IN OR 931/397

SAPP KENNETH
85530 JOANN ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0006-0050

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

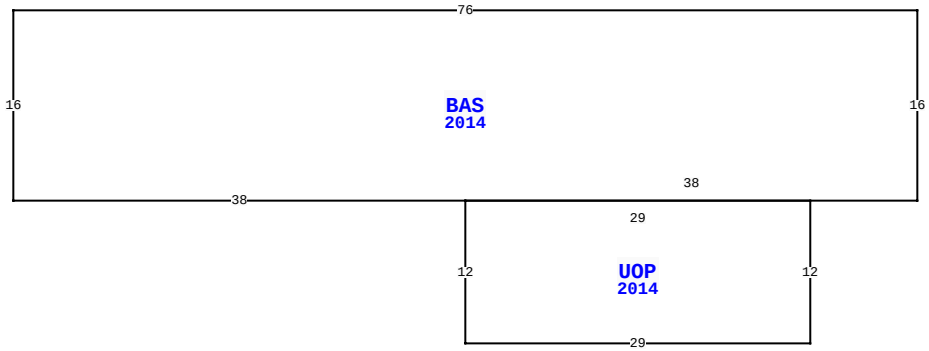
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	79,584
UOP	348	25	87	5,694
TOTALS	1,564		1,303	85,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,303	121.2000	90.90	118,443	2013	2013	0	0	0	28.00	72.00

2 M/H 94+ – 100% - 2001 Heated Area: 1216 HX Base Yr 2001



85530 JOANN RD, YULEE

BLD DATE	02/25/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,279
TOTAL MARKET OB/XF VALUE		14,160
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		179,439
SOH/AGL Deduction		82,364
ASSESSED VALUE		97,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,075
TOTAL JUST VALUE		179,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145551	CO ISSUED	0	04/10/2014
MH145551	MH MOVE-ON	0	03/01/2014
4047	H/AC	1,025	12/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0397	5/05/2000	WD	Q	I		42,000
GRANTOR: HARDRICK JERRY A						
GRANTEE: SAPP KENNETH						
0719/0294	11/30/1994	WD	Q	I		35,000
GRANTOR: PITTMAN CHARLES B JR						
GRANTEE: HARDRICK JERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S16 E38 UOP=[YR=2014] S12 E29 N12 W29$
E38 N16$.

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	0351	CARPORT MT	0	100	18	14	252.00	SF	10.00	10.00	100	2013	2013	3	60	1,512	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2012	2012	3	68	9,520	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2014	2014	3	65	2,340	
4	0681	POLE SHED	0	100	14	5	70.00	SF	15.00	15.00	100	2014	2014	3	75	788	

LAND DESCRIPTION

TOTAL OB/XF 14,160

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 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS