BLOCK 6 LOT 6
IN OR 1882/394
1989 OMNI DW/MH

BASS MARY J
PO BOX 1432
YULEE, FL 32041

**2024**

**42-2N-27-4612-0006-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 04 | Quality Level 04 |

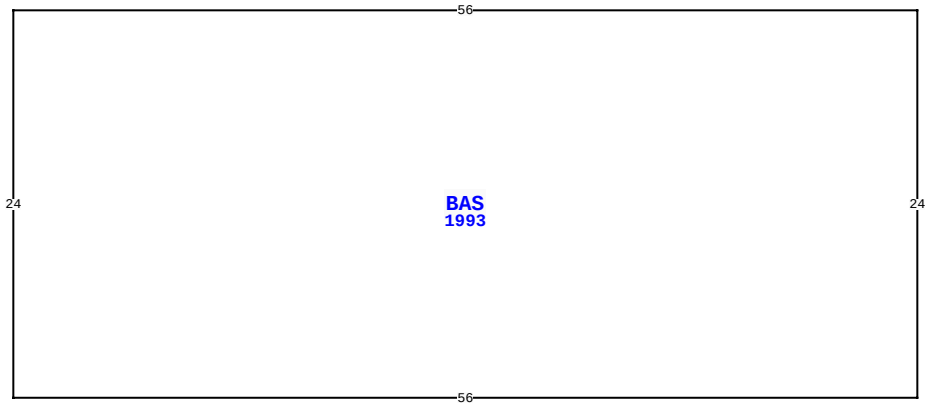
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 55,790 |
| TOTALS | 1,344 | | 1,344 | 55,790 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,344 | 128.9200 | 90.24 | 121,283 | 1988 | 2000 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 93- – 100% - 2015 Heated Area: 1344 HX Base Yr 2015




85498 JOANN 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 | | 55,790 |
| TOTAL MARKET OB/XF VALUE | | 1,874 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 137,664 |
| SOH/AGL Deduction | | 96,623 |
| ASSESSED VALUE | | 41,041 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 16,041 |
| TOTAL JUST VALUE | | 137,664 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 136,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 974207 | CHNGE SRVC | 0 | 11/01/1997 |
| 8126 | MH MOVE-ON | 8,000 | 04/05/1990 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1882/0394 | 9/27/2013 | WD | Q | I | 01 | 90,000 |
| GRANTOR: STIVERS DANIEL O | | | | | | |
| GRANTEE: BASS MARY J | | | | | | |
| 0895/0464 | 8/13/1999 | WD | Q | I | | 68,700 |
| GRANTOR: HEDLEY WILLIAM & SHAR | | | | | | |
| GRANTEE: STIVERS DANIEL O | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

### 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 | 1242 | WD DECK A | 0 | 100 | 4 | 5 | 20.00 | SF | 10.00 | 10.00 | 100 | 1988 | 1988 | 3 | 20 | 40 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 20 | 200.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 52 | 676 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 14 | 8 | 112.00 | SF | 10.00 | 10.00 | 100 | 1992 | 1992 | 3 | 20 | 224 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 3 | 30 | 90.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 64 | 374 | |
| 5 | 0751 | UOP | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 28 | 560 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,874

| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS