BLOCK 6 LOT 12
IN OR 2237/1958
R673615 & R673616

BERRY PAUL MICHAEL
85330 JOANN ROAD
YULEE, FL 32097

**2024**

**42-2N-27-4612-0006-0120**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 |

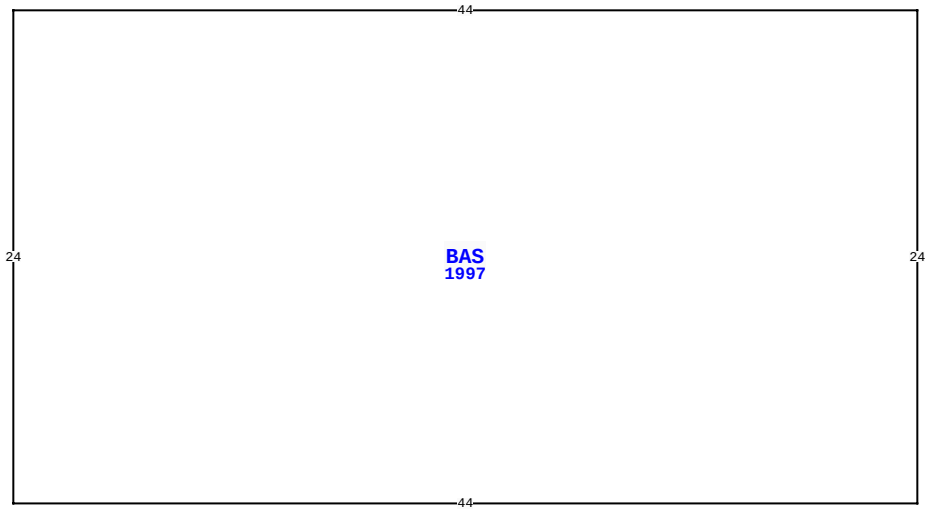
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,056 | 100 | 1,056 | 25,857 |
| TOTALS | 1,056 | | 1,056 | 25,857 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,056 | 116.6000 | 81.62 | 86,191 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2024 Heated Area: 1056 HX Base Yr 2024




85330 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 | | 25,857 |
| TOTAL MARKET OB/XF VALUE | | 14,460 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 120,317 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 120,317 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 70,317 |
| TOTAL JUST VALUE | | 120,317 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,926 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH97204 | MH MOVE-ON | 0 | 01/07/1998 |
| MH972045 | MH MOVE-ON | 0 | 07/01/1997 |
| 95 02086 | ADDITION | 32,804 | 07/01/1995 |
| 95-0297 | ADDITION | 8,000 | 02/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2237/1958 | 11/15/2018 | QC | U | I | 11 | 100 |
| GRANTOR: BERRY PAUL R & VANELL | | | | | | |
| GRANTEE: BERRY PAUL MICHAEL | | | | | | |
| 0816/1908 | 12/16/1997 | WD | Q | I | | 30,000 |
| GRANTOR: BERKE SUSAN M | | | | | | |
| GRANTEE: BERRY PAUL & VANELL | | | | | | |

### 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 | 100 | 26 | 36 | 936.00 | SF | 35.00 | 35.00 | 100 | 1997 | 1997 | 3 | 25 | 8,190 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 980.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 73 | 4,650 | |
| 3 | 0756 | FEP | 0 | 100 | 12 | 25 | 300.00 | SF | 27.00 | 27.00 | 100 | 1998 | 1998 | 3 | 20 | 1,620 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1997] W44 S24 E44 N24$.

### LAND DESCRIPTION

TOTAL OB/XF 14,460

| 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