

BLOCK 8 LOT 1 IN OR 1740/443
(EX OR 1986/931)
2011 PALH DW/MH

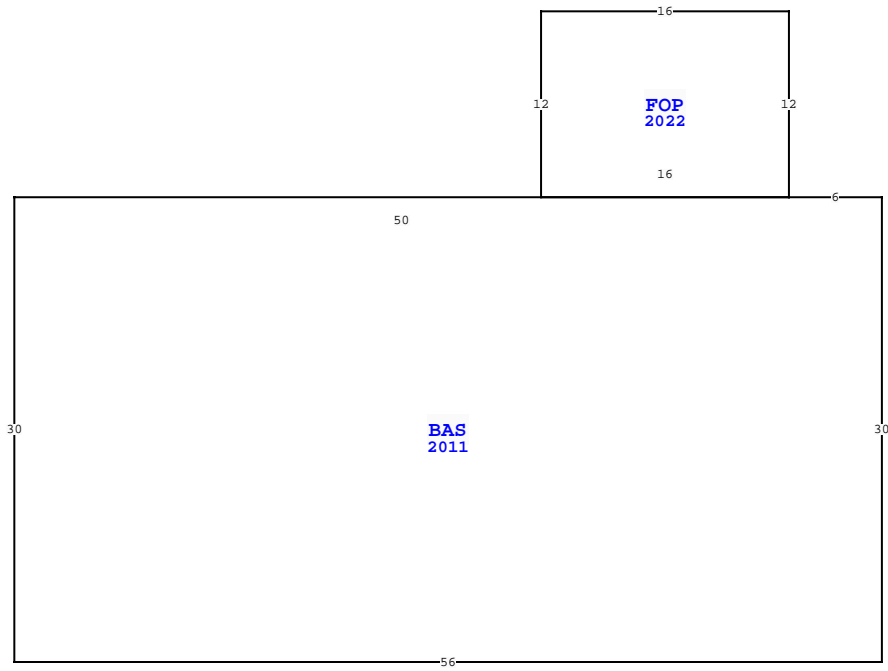
KEEN O FRANKLIN
85172 MINER RD
YULEE, FL 32097-7257

2024

42-2N-27-4612-0008-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 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	
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
BAS	1,680	100	1,680
FOP	192	30	58
			SUBAREA MARKET VALUE
			134,089
			4,629
TOTALS	1,872		1,738
			138,718

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,738	125.2000	93.90	163,198	2011	2016	0	0	15.00	85.00		
1 M/H 94+ - 100% - 2012 Heated Area: 1680 HX Base Yr 2012													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			138,718
TOTAL MARKET OB/XF VALUE			29,338
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			248,056
SOH/AGL Deduction			124,463
ASSESSED VALUE			123,593
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			73,593
TOTAL JUST VALUE			248,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5352	CO ISSUED	0	07/19/2011
M16304	H/AC	0	06/01/2011
P14843	NEW CONSTR	0	06/01/2011
96-2931	XFOB	3,264	07/16/1996
95-01829	SWIM POOL	11,200	04/01/1995
8632	XFOB	4,820	01/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0791	12/29/2021	WD	U	I	11	100
GRANTOR: KEEN JOYCE P						
GRANTEE: KEEN O FRANKLIN						
1740/0443	5/20/2011	WD	U	I	11	45,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: KEEN O FRANKLIN & J						

EXTRA FEATURES																
L N	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	0811	CONCRETE B	0 100	48	30	1,440.00	SF	5.20	5.20	100	1993	1993	3	66	4,942	
2	0845	KOOL DECK	0 100	0	0	687.00	SF	7.25	7.25	100	1995	1995	3	70	3,487	
3	0861	POOL GUNIT	0 100	0	0	359.00	SF	85.00	85.00	100	1995	1995	3	20	6,103	
4	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	
5	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100	2015	2015	3	70	3,780	
6	0351	CARPORT MT	0 100	30	18	540.00	SF	10.00	10.00	100	2013	2013	3	60	3,240	
7	0810	CONCRETE A	0 100	0	0	540.00	SF	6.50	6.50	100	2015	2015	3	95	3,335	
8	0810	CONCRETE A	0 100	0	0	540.00	SF	6.50	6.50	100	2013	2013	3	94	3,299	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2011] W6 FOP=[YR=2022] N12 W16 S12 E16\$ W50 S30 E56 N30 \$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							