BLOCK 1 LOT 2
YULEE WOODS #3 PB 5/239

WOODS BARRY N
85637 DUANE ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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		1 100
Quality	04	Quality Level 04

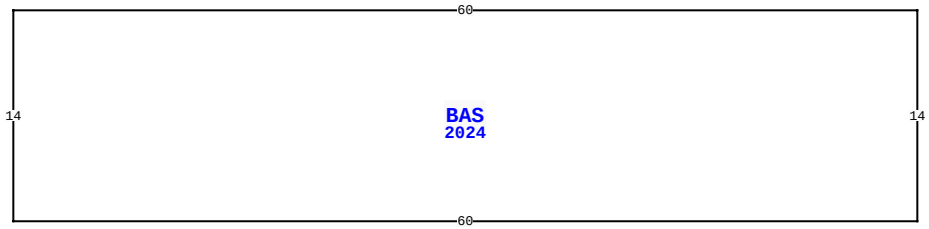
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	79,310
TOTALS	840		840	79,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	127.1600	95.37	80,111	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 840 HX Base Yr 2024



85637 DUANE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,310
TOTAL MARKET OB/XF VALUE		1,382
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		160,692
SOH/AGL Deduction		0
ASSESSED VALUE		160,692
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,692
TOTAL JUST VALUE		160,692
NCON VALUE		79,310
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005634			05/01/2023
23000372	REPLACE MH	0	02/01/2023
20011301	DEMO M/H	0	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/0694	9/21/2022	WD	Q	V	01	148,000
GRANTOR: CASA DE SOL LLC						
GRANTEE: WOODS BARRY N						
2545/1405	3/01/2022	WD	Q	V	01	127,000
GRANTOR: WELKER CATHY & RONNY						
GRANTEE: CASA DE SOL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E60 S14 W60 N14 $
.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	36.00	36.00	100	1995	1995	3	20	1,382	

LAND DESCRIPTION

TOTAL OB/XF 1,382

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 12/04/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS