BLOCK 3 LOT 11
IN OR 1473/1285
R567694 & R567695

SOLLER KEITH DANIEL
85065 RENIA STREET
YULEE, FL 32097

2024

42-2N-27-4613-0003-0110

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

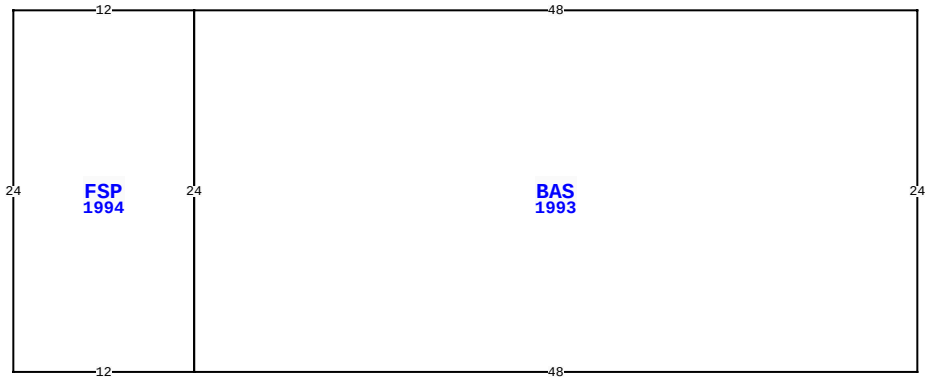
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,450
FSP	288	60	173	4,272
TOTALS	1,440		1,325	32,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,325	117.6000	82.32	109,074	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 1152 HX Base Yr 2008



85065 RENIA ST, YULEE

BLD DATE	03/05/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,722
TOTAL MARKET OB/XF VALUE		704
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		113,426
SOH/AGL Deduction		68,939
ASSESSED VALUE		44,487
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,487
TOTAL JUST VALUE		113,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210	MH MOVE-ON	23,500	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1285	1/23/2007	WD	Q	I		102,000
GRANTOR: PARKER ERNESTINE						
GRANTEE: SOLLER KEITH DANIEL						
0627/0760	5/03/1991	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: PARKER ERNESTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 FSP=[YR=1994] W12 S24 E12 N24$ S24 E48 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	24	8	288.00	SF	10.00	10.00	100	1994	1994	3	20	576	
2	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	1994	1994	3	20	48	
3	1242	WD DECK A	0	100	5	8	40.00	SF	10.00	10.00	100	1994	1994	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 704

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 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS