BLOCK 3 LOT 12
IN OR 1007/396
MH/ID 9D3630114NA &

TRUMAN LAURINDA J
85097 RENIA STREET
YULEE, FL 32097

2024

42-2N-27-4613-0003-0120

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

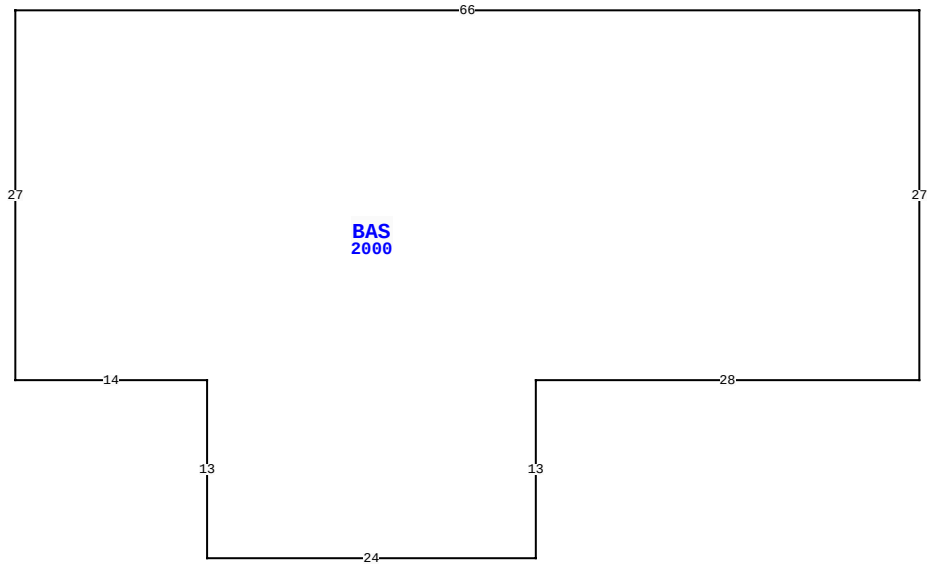
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	84,669
TOTALS	2,094		2,094	84,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,094	117.2000	87.90	184,063	2000	2000	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2001 Heated Area: 2094 HX Base Yr 2001



85097 RENIA ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		84,669
TOTAL MARKET OB/XF VALUE		3,304
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		167,973
SOH/AGL Deduction		90,741
ASSESSED VALUE		77,232
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		22,232
TOTAL JUST VALUE		167,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003107	MH MOVE-ON	0	05/01/2000
MH992695	MH MOVE-ON	0	05/01/1999
MH982262	MH MOVE-ON	0	07/01/1998
8723	MH MOVE-ON	14,888	10/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/0396	9/10/2001	QC	U	I	06	100
GRANTOR: TRUMAN JAMES W & LAUR						
GRANTEE: TRUMAN LAURINDA						
0930/0380	4/28/2000	WD	Q	I		32,000
GRANTOR: LEVITT CHARLES JR & S						
GRANTEE: TRUMAN JAMES & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E14 S13 E24 N13 E28 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	1242	WD DECK A	0	100	13	14	182.00	SF	10.00	10.00	100	2001	2001	3	20	364	

LAND DESCRIPTION

TOTAL OB/XF 3,304

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