BLOCK 3 LOT 13
YULEE WOODS #3 PB 5/239

CASERTA MELISSA
85123 RENIA STREET
YULEE, FL 32097

**2024**

**42-2N-27-4613-0003-0130**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 04 | Quality Level 04 |

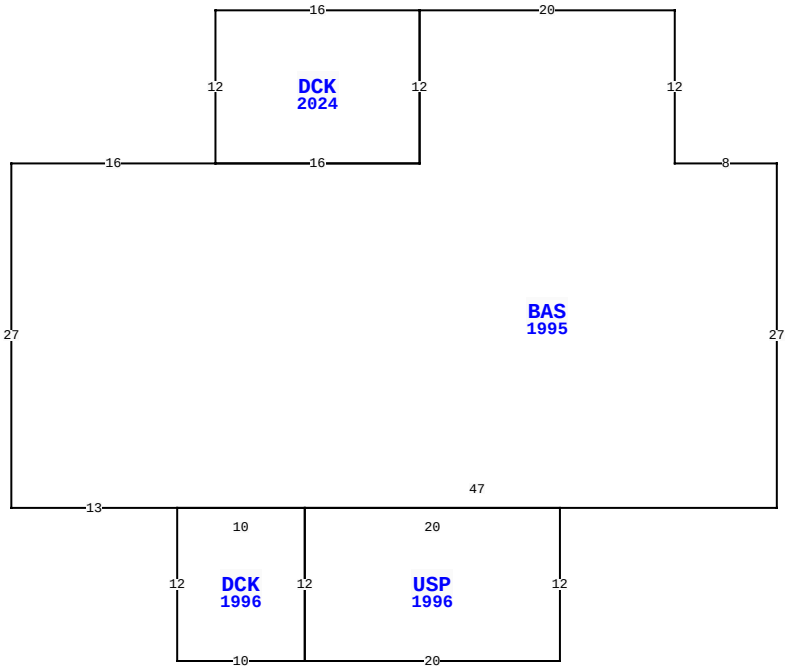
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,860 | 100 | 1,860 | 105,525 |
| DCK | 120 | 15 | 18 | 1,021 |
| DCK | 192 | 15 | 29 | 1,645 |
| USP | 240 | 50 | 120 | 6,808 |
| TOTALS | 2,412 | | 2,027 | 114,999 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,027 | 135.0800 | 101.31 | 205,355 | 1995 | 2005 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 0% - 2024 Heated Area: 1860 HX Base Yr




85123 RENIA ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 114,999 |
| TOTAL MARKET OB/XF VALUE | 2,695 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 197,694 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 197,694 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197,694 |
| TOTAL JUST VALUE | 197,694 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 205,290 |

BLDG:1:3: RP# R0621477 & R0621478 & R0621479
BLDG:1:1: TWMH ID# FLFLS70(A,B,C)23812SK21

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 963348 | ADDITION | 2,040 | 10/01/1996 |
| 95-1094 | MH MOVE-ON | 0 | 10/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2682/1045 | 11/27/2023 | WD | Q | I | 01 | 220,000 |
| GRANTOR: SMITH EFFIE M & SYDNE | | | | | | |
| GRANTEE: CASERTA MELISSA | | | | | | |
| 2199/0128 | 5/22/2018 | WD | Q | I | 01 | 132,000 |
| GRANTOR: SWENSON JOHN H & & LI | | | | | | |
| GRANTEE: SMITH EFFIE M & SYD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W8 N12 W20 S12 W16 W16 S27 E13 E47 N27 $
USP=[YR=1996;ORIG=-37,39] E20 N12 W20 S12 $
DCK=[YR=1996;ORIG=-47,27] S12 E10 N12 W10 $
DCK=[YR=2024;ORIG=-28,0] W16 N12 E16 S12 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1995 | 1995 | 3 | 77 | 2,695 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,695

| 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 | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS