BLOCK 3 LOT 15
IN OR 2144/1320
1989 OMNI SW/MH

GREINER EUGEN
463688 SR 200 #421
YULEE, FL 32097

**2024**

**42-2N-27-4613-0003-0150**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

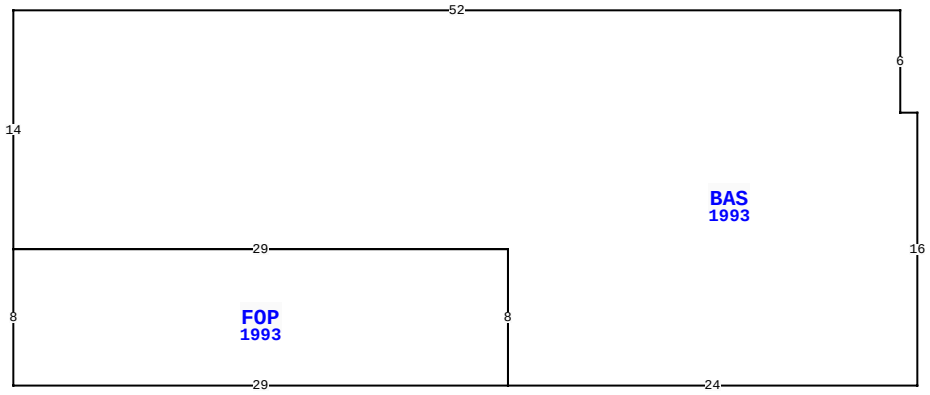
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 928 | 100 | 928 | 22,255 |
| FOP | 232 | 30 | 70 | 1,679 |
| TOTALS | 1,160 | | 998 | 23,934 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 998 | 114.2000 | 79.94 | 79,780 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 928 HX Base Yr




85175 RENIA ST, YULEE

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 23,934 |
| TOTAL MARKET OB/XF VALUE | 9,067 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 113,001 |
| SOH/AGL Deduction | 35,204 |
| ASSESSED VALUE | 77,797 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 77,797 |
| TOTAL JUST VALUE | 113,001 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 111,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8589 | ADDITION | 10,300 | 01/04/1993 |
| 8531 | MH MOVE-ON | 11,500 | 05/06/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2144/1320 | 9/05/2017 | CT | U | I | 18 | 36,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: GREINER EUGEN | | | | | | |
| 1289/1851 | 1/24/2005 | WD | Q | I | | 68,000 |
| GRANTOR: DAVIS LARRY & ELIZABE | | | | | | |
| GRANTEE: HERSEY ERIC & KRIST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 N6 W52 S14 FOP=[YR=1993] S8 E29 N8 W29 $ E29 S8 E24 N16 $ .

## 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 | 0810 | CONCRETE A | 0 | 0 | 10 | 32 | 320.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 62 | 1,290 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 300.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 66 | 1,287 | |
| 3 | 0200 | BARN WD 0- | 0 | 0 | 22 | 38 | 836.00 | SF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 25 | 4,180 | |
| 4 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,067

| 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 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