BLOCK 4 LOT 7 R567886
IN OR 1254/787
YULEE WOODS #3 PB 5/239

HARRISON ALAN K
85142 DUANE ROAD
YULEE, FL 32097

2024

42-2N-27-4613-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 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

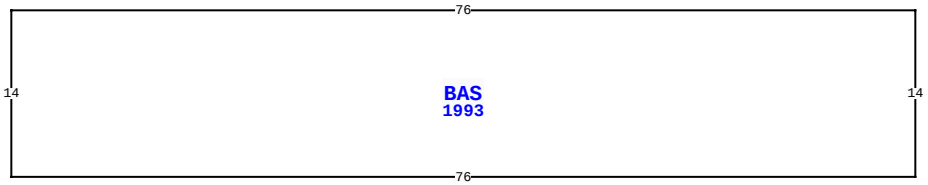
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	22,031
TOTALS	1,064		1,064	22,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.6000	69.02	73,437	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1064 HX Base Yr



85142 DUANE RD, 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		22,031
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		103,111
SOH/AGL Deduction		63,726
ASSESSED VALUE		39,385
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,385
TOTAL JUST VALUE		103,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9173	MH MOVE-ON	13,000	01/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0787	8/23/2004	QC	U	I	01	100
GRANTOR: HARRISON MARY MICHELL						
GRANTEE: HARRISON ALAN K						
0679/0665	4/21/1993	WD	U	V	01	6,100
GRANTOR: FLETCHER KIMBERLY L						
GRANTEE: HARRISON MARY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 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	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	1998	1998	3	26	312	
2	1242	WD DECK A	0	100	0	0	384.00	SF	10.00	10.00	100	1998	1998	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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