

BLOCK 4 LOT 8
IN OR 1652/2000
R672867 & R672868

KEY ERIC S & CYNTHIA
85033 JEFFREY AVENUE
YULEE, FL 32097

2024

42-2N-27-4613-0004-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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
BAS	1,741	100	1,741
			SUBAREA MARKET VALUE
			64,274
TOTALS	1,741		1,741
			64,274

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,741	117.2000	87.90	153,034	1998	1998		0	0	58.00	42.00	
1 M/H 94+ - 0% - 0 Heated Area: 1741 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			64,274
TOTAL MARKET OB/XF VALUE			10,545
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			154,819
SOH/AGL Deduction			18,860
ASSESSED VALUE			135,959
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			135,959
TOTAL JUST VALUE			154,819
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412145	GARAGE	23,925	01/01/2004
MH982256	MH MOVE-ON	0	06/01/1998
94-449	MH MOVE-ON	12,000	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/2000	12/09/2009	WD	Q	I	01	125,000
GRANTOR: HESSION CECIL T & HEL						
GRANTEE: KEY ERIC S & CYNTHI						
0699/1462	3/04/1994	WD	Q	V		17,500
GRANTOR: SIMMONS MARY L						
GRANTEE: HESSION CECIL & HEL						

EXTRA FEATURES																
L N	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	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0351	CARPORT MT	0	0	20	420.00	SF	5.60	5.60	100	1997	1997	3	20	470	
3	0510	GARAGE WD-	0	0	20	480.00	SF	35.00	35.00	100	1999	1999	3	27	4,536	
4	0752	USP	0	0	18	216.00	SF	15.00	15.00	100	2011	2011	3	64	2,074	
5	1242	WD DECK A	0	0	14	126.00	SF	10.00	10.00	100	2011	2011	3	50	630	

TOTAL OB/XF														10,545	
85033 JEFFREY AVE, YULEE															
BLD DATE		07/06/2015		KK		LGL DATE									
XF DATE						LAND DATE									
INC DATE						AG DATE									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W65 S27 E35N1 E14 S1 E16 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF											10,545
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								