BLOCK 4 LOT 9
IN OR 1028/1192
R497710 & R497711

BELLINGER JOSEPH N & BRENDA P
925 TARPON AVE #17
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4613-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

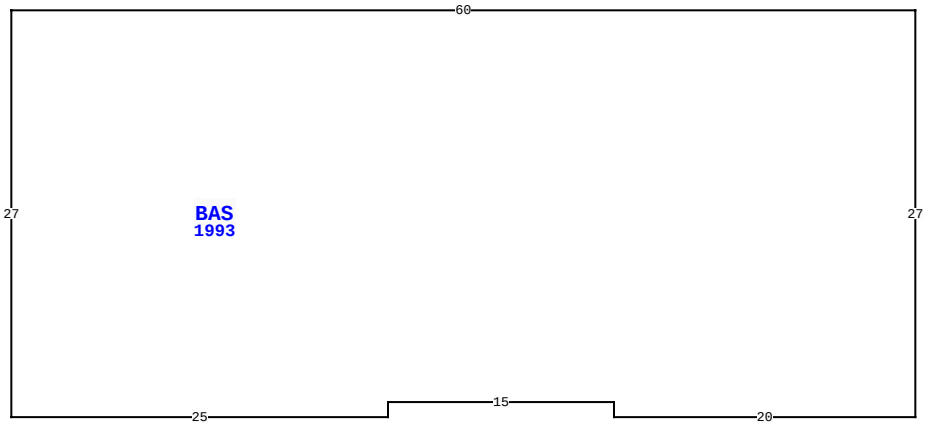
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,605	100	1,605	39,502
TOTALS	1,605		1,605	39,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,605	117.2000	82.04	131,674	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1605 HX Base Yr



85089 JEFFERY AVE, 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	39,502
TOTAL MARKET OB/XF VALUE	10,925
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	130,427
SOH/AGL Deduction	34,778
ASSESSED VALUE	95,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,649
TOTAL JUST VALUE	130,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8501	MH MOVE-ON	31,000	04/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/1192	1/03/2002	WD	U	I	21	80,000
GRANTOR: CAMP WILLIAM L & GLEN						
GRANTEE: BELLINGER JOSEPH N						
0843/1415	8/05/1998	WD	Q	I		62,500
GRANTOR: LOVITT JAMES V & M WE						
GRANTEE: CAMP WM L & GLENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E25 N1 E15 S1 E20 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0812	CONCRETE C	0	0	0	0	3,104.00	SF	4.00	4.00	100	1994	1994	3	68	8,443	
3	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1992	1992	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 10,925

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