

GAINES TINY L W
85123 DUANE RD
YULEE, FL 32097

42-2N-27-4613-0005-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY					STANDARD											
Exterior Wall	05	0800	02	1,826	117.6000	88.20	161,053	1997	1997	0	0	0	60.00	40.00	Tax Group: 4					Tax Dist:											
Roof Structur	03	2 M/H 94+ - 100% - 2019										Heated Area: 1826					HX Base Yr 2019					BUILDING MARKET VALUE					64,421				
Roof Cover	03	68 27 27 38 7 8 3 12										TOTAL MARKET OB/XF VALUE					3,568														
Interior Wall	05											TOTAL LAND VALUE - MARKET					80,000														
Interior Floo	14											TOTAL MARKET VALUE					147,989														
Interior Floo	08											SOH/AGL Deduction					54,713														
Air Condition	03											ASSESSED VALUE					93,276														
Heating Type	04											TOTAL EXEMPTION VALUE					93,276														
Bedrooms												BASE TAXABLE VALUE					0														
Bathrooms												TOTAL JUST VALUE					147,989														
Frame	02											NCON VALUE					0														
Stories	1.											INCOME VALUE																			
Units		PREVIOUS YEAR MKT VALUE					146,813																								
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	1,826	100	1,826	64,421																											
TOTALS										1,826	1,826					64,421															
EXTRA FEATURES										85123 DUANE RD, YULEE																					
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800																
2	0751	UOP	0 100	8	24	192.00	SF	10.00	10.00	100	2005	2005	3	40	768																
LAND DESCRIPTION										TOTAL OB/XF 3,568																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																															