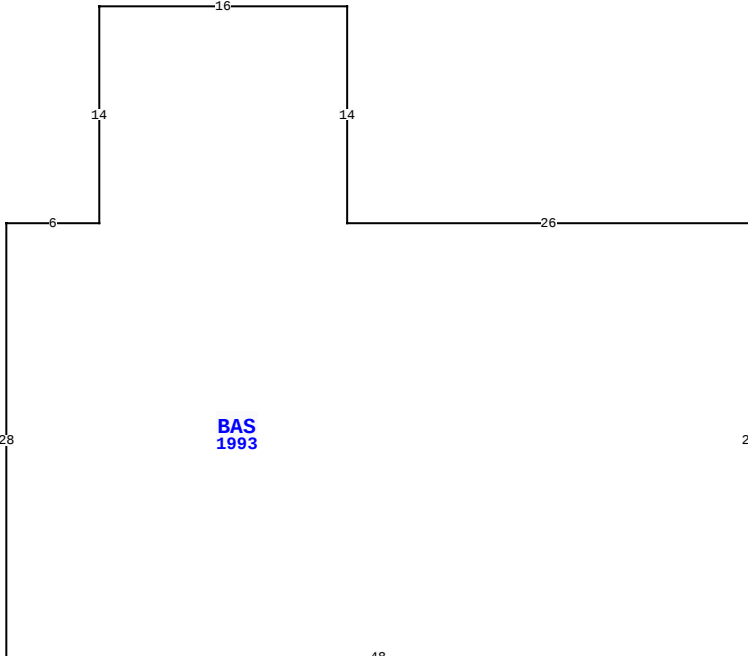


GRAY ROBERT E JR & ALICE F
85065 DUANE ROAD
YULEE, FL 32097

42-2N-27-4613-0005-0090

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	AVERAGE	100	0820	02	1,568	117.6000	82.32		129,078	1991	1991	0	0	70.00	30.00	Tax Group: 4					Tax Dist:							
Roof Structur	03	GABLE/HIP	100	1 M/H 93- - 100% - 0										Heated Area: 1568					HX Base Yr										
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE					38,723										
Interior Wall	05	DRYWALL	70											TOTAL MARKET OB/XF VALUE					3,090										
Interior Wall	04	PLYWOOD	30											TOTAL LAND VALUE - MARKET					80,000										
Interior Floo	14	CARPET	90											TOTAL MARKET VALUE					121,813										
Interior Floo	08	SHT VINYL	10											SOH/AGL Deduction					76,841										
Air Condition	03	CENTRAL	100											ASSESSED VALUE					44,972										
Heating Type	04	AIR DUCTED	100											TOTAL EXEMPTION VALUE					HX HB 25,000										
Bedrooms		3	100											BASE TAXABLE VALUE					19,972										
Bathrooms		2	100											TOTAL JUST VALUE					121,813										
Frame	02	WOOD FRAME	100											NCON VALUE					0										
Stories	1.	1.	100	INCOME VALUE																									
Units		0	100	PREVIOUS YEAR MKT VALUE					119,117																				
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	1,568	100	1,568	38,723																									
TOTALS										1,568	1,568					38,723													
EXTRA FEATURES										85065 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	1991	1991	3	70	2,450													
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1993	1993	3	20	64													
3	1242	WD DECK A	0	100	36	8	288.00	SF	10.00	10.00	100	1993	1993	3	20	576													
LAND DESCRIPTION										TOTAL OB/XF 3,090																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																													