

BLOCK 5 LOT 13
R498192 & R498193
YULEE WOODS #3 PB 5/239

HARMON LINDA L &/CHESHIRE DONALD R
85062 DUANE RD
YULEE, FL 32097

2024

42-2N-27-4613-0005-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,620	100	1,620	40,007
FOP	224	30	67	1,655
FSP	256	60	154	3,803
SFB	378	80	302	7,458
UST	12	55	7	173

TOTALS	2,490		2,150	53,096
--------	-------	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	16	24	384.00	SF	23.45
2	0681	POLE SHED	0	100	12	24	288.00	SF	15.00
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00
4	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50
5	0351	CARPORT MT	0	100	20	23	460.00	SF	10.00
6	1242	WD DECK A	0	100	4	4	16.00	SF	10.00
7	1242	WD DECK A	0	100	0	0	42.00	SF	10.00
8	0820	WOOD WALK	0	100	26	4	104.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,150	117.6000	82.32	176,988	1991	1994	0	0	0	70.00	30.00
1 M/H 93- - 100% - 2008 Heated Area: 1922 HX Base Yr 2008												

BLD DATE	04/20/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
5,126												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					53,096				
TOTAL MARKET OB/XF VALUE					5,126				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					138,222				
SOH/AGL Deduction					76,078				
ASSESSED VALUE					62,144				
TOTAL EXEMPTION VALUE					HX HB WX 42,144				
BASE TAXABLE VALUE					20,000				
TOTAL JUST VALUE					138,222				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					134,756				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22139	ADDITION	41,640	12/01/2008
M14307	MECH OTHER	0	12/01/2008
R11707	REPAIR/RRF	2,000	12/01/2008
P13609	OTHER	0	12/01/2008
7991	XFOB	6,528	04/09/1992
8781	MH MOVE-ON	32,000	01/22/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/1026	9/30/2021	QC	U	I	11	11,500	
GRANTOR: HARMON LINDA L							
GRANTEE: HARMON LINDA & DONA							
1820/1101	9/22/2012	QC	U	I	11	21,300	
GRANTOR: CHESIRE CHRISTOPHER C							
GRANTEE: HARMON LINDA L							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W2 FOP=[YR=1993] N16 W14 FSP=[YR=1993] W16 S16 E16 N16\$ S16 E14\$ W54 UST=[YR=2007] N3 W4 S3 SFB=[YR=2009] W14 S27 E14 N27\$ E4\$ W4 S27 E60 N27\$.									