BLOCK 5 LOT 15
IN OR 952/1580
R433914 & R433915

GRANT DAVID A
85092 JEFFERY AVENUE
YULEE, FL 32097

2024

42-2N-27-4613-0005-0150

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

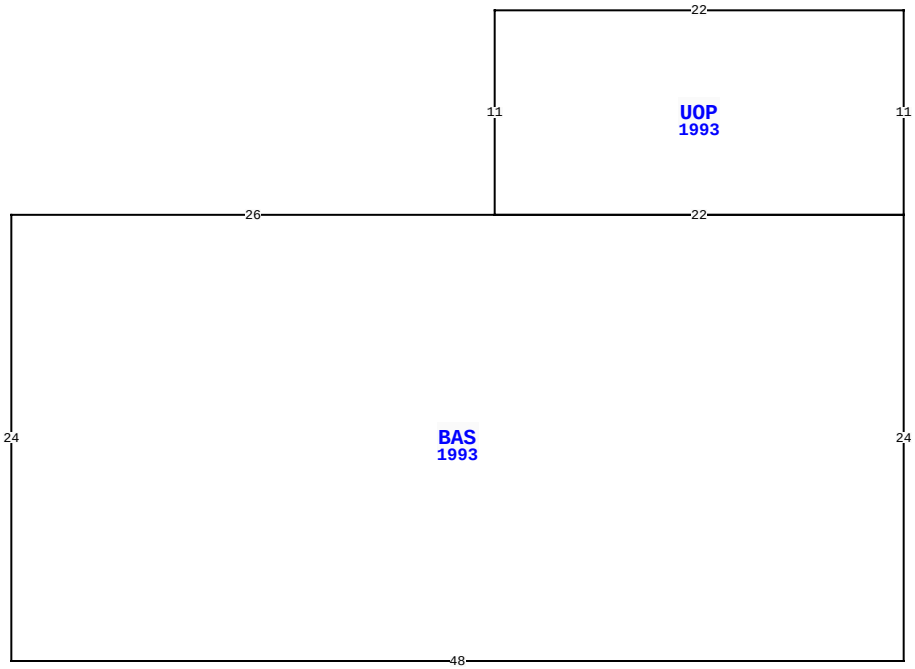
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,353
UOP	242	25	60	1,477
TOTALS	1,394		1,212	29,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,212	117.2000	82.04	99,432	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



85092 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	29,830
TOTAL MARKET OB/XF VALUE	11,079
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	120,909
SOH/AGL Deduction	30,538
ASSESSED VALUE	90,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,371
TOTAL JUST VALUE	120,909
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7330	GARAGE	25,500	06/20/1991
8188	MH MOVE-ON	12,000	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0952/1580	10/06/2000	WD	Q	I		66,200
GRANTOR: WILSON SANDI						
GRANTEE: GRANT DAVID A						
0950/1842	9/27/2000	QC	U	I	07	100
GRANTOR: WILSON KEVAN M						
GRANTEE: WILSON SANDI						

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
2	0820	WOOD WALK	0	0	24	4	96.00	SF	11.75	11.75	100	1990	1990	3	40	451	
3	0510	GARAGE WD-	0	0	30	50	1,500.00	SF	35.00	35.00	100	1994	1994	3	20	10,500	

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W22 S11 BAS=[YR=1993] W26 S24 E48 N24 W22$ E22 N11$.

LAND DESCRIPTION

TOTAL OB/XF 11,079

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