

BLOCK 8 LOT 20
IN OR 1434/1212 & OR 1834/462
CASE#12-DR-273 OR 1800/981

SMITH TRESA MARLENE
11344 EMUNESS RD
JACKSONVILLE, FL 32218

2024

42-2N-27-4613-0008-0200



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	11	CLAY TILE 100
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	1,944	100	1,944	79,548
BAS	100	100	100	4,092
FOP	80	30	24	982

TOTALS	2,124		2,068	84,623
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00
3	0681	POLE SHED	0	0	7	7	49.00	SF	15.00
4	0681	POLE SHED	0	0	8	12	96.00	SF	15.00
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00

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	0		OR	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,068	124.0000	93.00	192,324	1999	1999	0	0	0	56.00	44.00	
1 M/H 94+ - 0% - 0 Heated Area: 2044 HX Base Yr													
8 10 10 10 8 10 29 43 27 72 27													
FOP 2007 BAS 2008 BAS 1999													

85189 ASHLEY AVE, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
3	0681	POLE SHED	0	0	7	7	49.00	SF	15.00	15.00	100	2006	2006	3	44	323	
4	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	2006	2006	3	44	634	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2007	2007	3	31	1,116	

TOTAL OB/XF										5,458							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		84,623	
TOTAL MARKET OB/XF VALUE		5,458	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		170,081	
SOH/AGL Deduction		21,497	
ASSESSED VALUE		148,584	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		148,584	
TOTAL JUST VALUE		170,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992914	MH MOVE-ON	0	11/01/1999
8092	MH MOVE-ON	11,000	03/19/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1834/0462	12/02/2011	QC	U	I	11	100	
GRANTOR: CRIDER CURTIS R							
GRANTEE: SMITH TRESA M							
1434/1212	8/03/2006	WD	Q	I		145,000	
GRANTOR: AMOS JAMES H & HOWARD							
GRANTEE: CRIDER CURTIS & TRE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1999] W43 BAS=[YR=2008] N10 W10 FOP=[YR=2007] W8 S10 E8 N10\$ S10 E10 \$ W29 S27 E72 N27\$.									