BLOCK 1 LOT 2
IN OR 1630/1037
R583998 & R583999

WILLIAMSON ANTON L
85319 DUANE RD
YULEE, FL 32097

2024

42-2N-27-4614-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

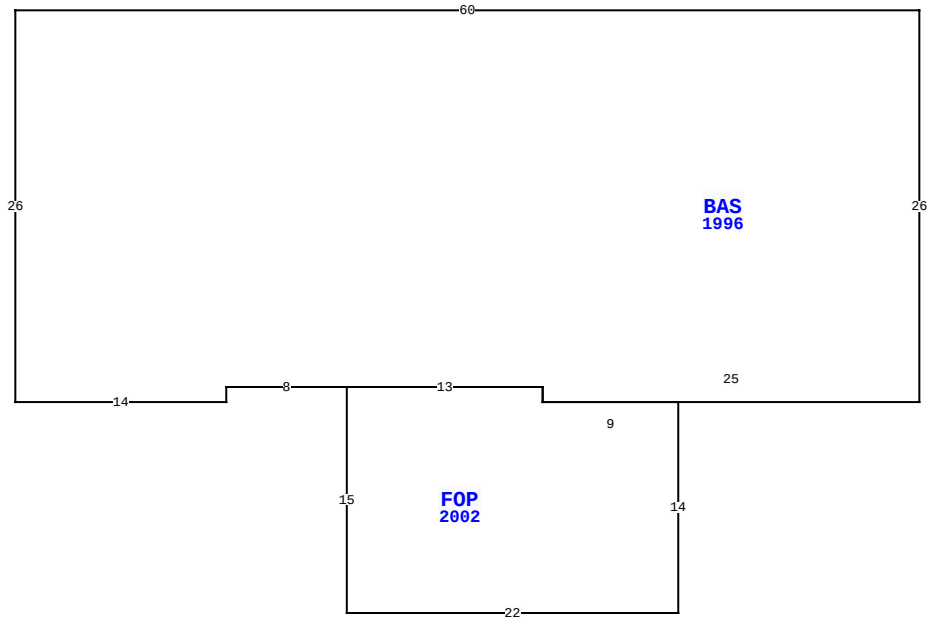
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,539	100	1,539	47,509
FOP	321	30	96	2,963
TOTALS	1,860		1,635	50,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,635	117.6000	88.20	144,207	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2005 Heated Area: 1539 HX Base Yr 2005



85319 DUANE RD, 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		50,472
TOTAL MARKET OB/XF VALUE		6,461
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		136,933
SOH/AGL Deduction		68,438
ASSESSED VALUE		68,495
TOTAL EXEMPTION VALUE	HX HB	43,495
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1630/1037	7/07/2009	QC	U	I	11	100
GRANTOR: WILLIAMSON ANTON L &						
GRANTEE: WILLIAMSON ANTON L						
1285/1757	1/05/2005	WD	U	I	05	87,500
GRANTOR: GREEN TREE SERVICING						
GRANTEE: WILLIAMSON ANTON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S26 E14 N1 E8 FOP=[YR=2002] S15 E22 N14 W9 N1 W13 $ E13 S1 E25 N26 $.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	1242	WD DECK A	0	100	0	0	840.00	SF	10.00	10.00	100	2000	2000	3	20	1,680	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2000	2000	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 6,461

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	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