TRACT 5
YULEE WOODS #2-B PB 5/207

COFFMAN JAMES R LIVING TRUST/COFFMAN JAMES R TRUST
120 PINE LAKE DR
SATSUMA, FL 32189

2024

42-2N-27-461B-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

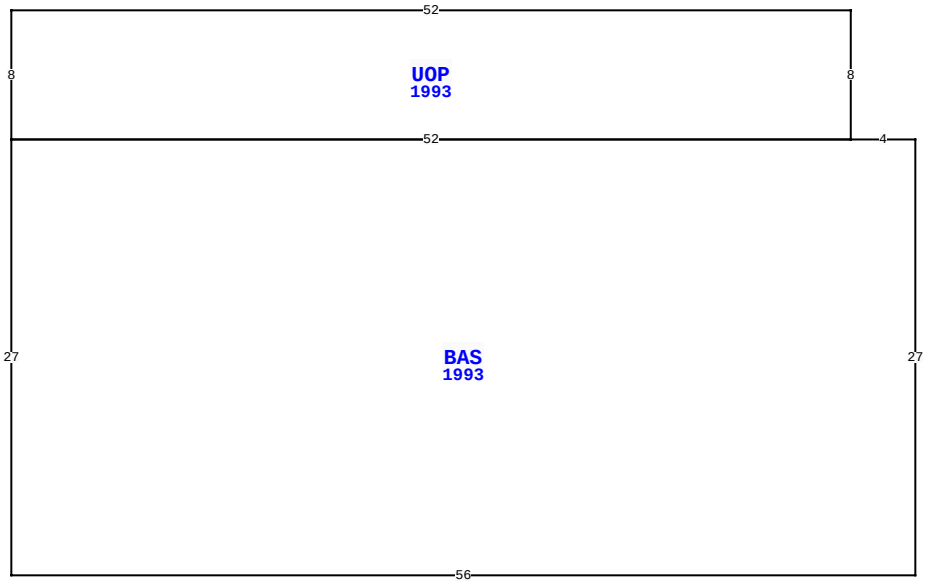
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	39,245
UOP	416	25	104	2,699
TOTALS	1,928		1,616	41,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,616	123.6000	86.52	139,816	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1512 HX Base Yr



85713 KIRKLAND RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,945
TOTAL MARKET OB/XF VALUE	6,493
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	128,438
SOH/AGL Deduction	0
ASSESSED VALUE	128,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,438
TOTAL JUST VALUE	128,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8823	MH MOVE-ON	1,500	02/28/1992
6591	XFOB	3,400	07/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/251	6/15/2023	WD	Q	I	01	159,000
GRANTOR: MONTFORT BRIAN & DANA						
GRANTEE: COFFMAN JAMES R LIV						
1951/0085	11/21/2014	WD	Q	I	01	75,000
GRANTOR: PURVIS JAMES R & MICH						
GRANTEE: MONTFORT BRIAN & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N8 W52 S8 E52$ W52 S27 E56 N27$.

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	0	10	16	160.00	SF	20.10	20.10	100	1987	1987	3	20	643	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
3	0940	SHEDS/PORT	0	0	30	10	300.00	SF	30.00	30.00	100	1998	1998	3	20	1,800	
4	0751	UOP	0	0	27	12	324.00	SF	10.00	10.00	100	2001	2001	3	29	940	
5	1242	WD DECK A	0	0	0	0	260.00	SF	10.00	10.00	100	2001	2001	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 6,493

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