BLOCK 2 LOT 1
IN OR 2118/261
LOFTON BLUFF 2 PB 4/92 & 93

SKINNER MARTYN
34 GEORGE WASHINGTON TURNPIKE
BURLINGTON, CT 06013

2024

43-2N-27-4621-0002-0010

NASSAU COUNTY PROPERTY

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 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

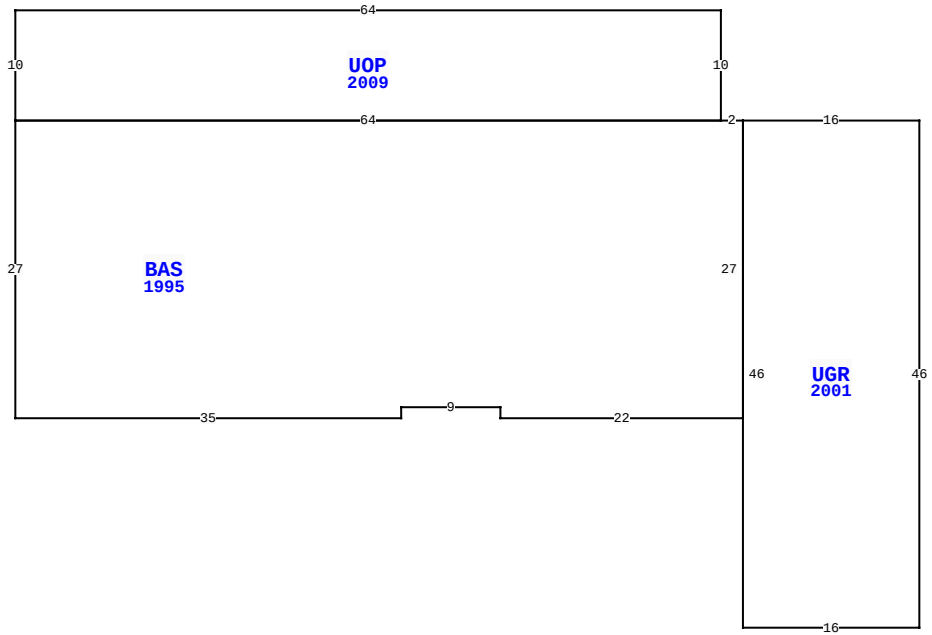
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	49,148
UGR	736	45	331	9,175
UOP	640	25	160	4,435
TOTALS	3,149		2,264	62,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,264	123.2000	92.40	209,194	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1773 HX Base Yr



85112 STEPHEN 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	62,758
TOTAL MARKET OB/XF VALUE	3,785
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	146,543
SOH/AGL Deduction	5,462
ASSESSED VALUE	141,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,081
TOTAL JUST VALUE	146,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2118/0261	5/03/2017	WD	Q	I	01	105,000
GRANTOR: MCGRATH TAYLOR &						
GRANTEE: SKINNER MARTYN						
2087/1674	11/11/2016	WD	U	I	11	100
GRANTOR: GILLIS MARK D & DANA						
GRANTEE: ARROWHEAD PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2001] W16 BAS=[YR=1995] W2UOP=[YR=2009] N10 W64 S10 E64 $ W64 S27 E35 N1 E9 S1 E22 N27$ S46 E16 N46$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0810	CONCRETE A	0	0	0	0	233.00	SF	6.50	6.50	100	1996	1996	3	72	1,090	

LAND DESCRIPTION

TOTAL OB/XF 3,785

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/03/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS