BLOCK 2 LOTS 12 & 13
LOFTON BLUFF #2 PB 4/92 & 93

QUERO R DORIS L/E/
85192 BEACON POINT
YULEE, FL 32097

2024

43-2N-27-4621-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

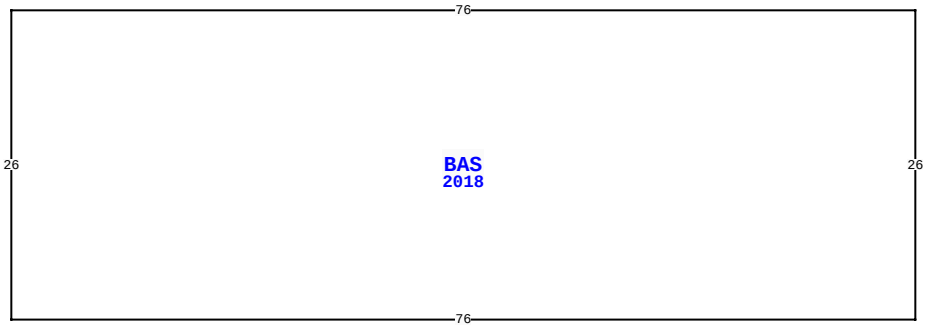
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	159,878
TOTALS	1,976		1,976	159,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	116.0000	87.00	171,912	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 0 Heated Area: 1976 HX Base Yr



85192 BEACON POINT, 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		228,606
TOTAL MARKET OB/XF VALUE		4,060
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		392,666
SOH/AGL Deduction		141,979
ASSESSED VALUE		250,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,687
TOTAL JUST VALUE		392,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011891	MH MOVE-ON	0	12/04/2018
18010195	MH MOVE-ON	0	10/08/2018
MH4847	MH MOVE-ON	0	10/23/2006
E18101	ELEC OTHER	0	09/01/2006
M12081	MECH OTHER	0	09/01/2006
P11587	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2696/215	2/23/2024	LE	U	I	11	100
GRANTOR: QUERO RUBY DORIS						
GRANTEE: QUERO FRANK CHIP IV						
0801/1066	7/30/1997	WD	U	I	10	9,600
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: QUERO FRANK C III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S26 E76 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	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	29	4,060	

LAND DESCRIPTION

TOTAL OB/XF 4,060

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	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

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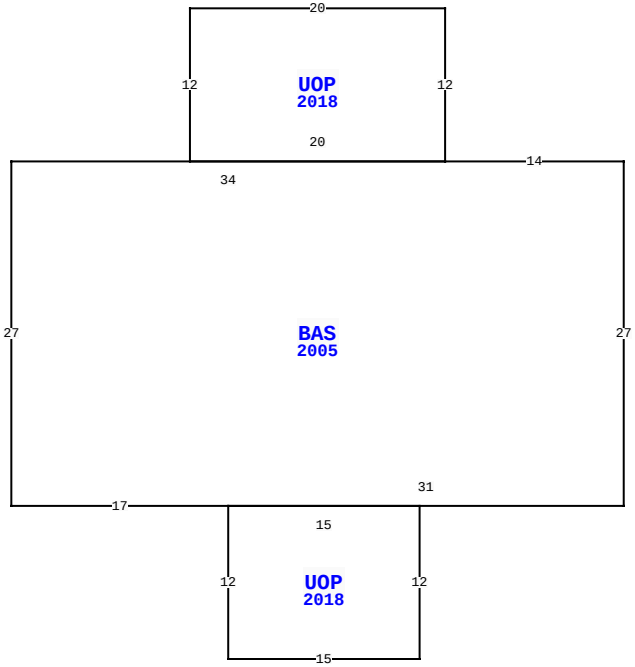
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	63,577
UOP	180	25	45	2,208
UOP	240	25	60	2,943
TOTALS	1,716		1,401	68,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,401	116.8000	87.60	122,728	2005	2005	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,687
TOTAL JUST VALUE		392,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963095	CHNGE SRVC	0	09/01/1996
95-1013	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/215	2/23/2024	LE	U	I	11	100
GRANTOR: QUERO RUBY DORIS						
GRANTEE: QUERO FRANK CHIP IV						
0801/1066	7/30/1997	WD	U	I	10	9,600
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: QUERO FRANK C III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 UOP=[YR=2018] N12 W20 S12 E20$ W34 S27 E17
UOP=[YR=2018] S12 E15 N12 W15$ E31 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS