

SAPP CHARLES L/THOMPSON HEATHER L
85237 DAVID ROAD
YULEE, FL 32097

43-2N-27-4621-0002-0150

BUILDING CHARACTERISTICS

ELEMENT	CD			
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 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 Units	1. 1. 100 0 100			
Quality	03 Quality Level 03			
DOR CODE	0200MOBILE 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	74,807
DCK	160	15	24	1,013
DCK	264	15	40	1,688
TOTALS	2,197		1,837	77,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,837	117.2000	87.90	161,472	2001	2001	0	0	52.00	48.00

2 M/H 94+ - 100% - 2002 Heated Area: 1773 HX Base Yr 2002

BAS 2001

DCK 2024

DCK 2024

EXTRA FEATURES

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	0810	CONCRETE A	0 100	15	2	30.00 SF		6.50	6.50	100	1988	1988	3	54.5	106	
3	0500	FP-PRE FAB	0 100	0	0	1.00 UT		3,500.00	3,500.00	100	2024	2001		85	2,975	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000230	C	MH-SFR LOT	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,507
TOTAL MARKET OB/XF VALUE	3,081
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	160,588
SOH/AGL Deduction	82,882
ASSESSED VALUE	77,706
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	27,706
TOTAL JUST VALUE	160,588
NCON VALUE	2,700
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,839

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/1919	5/08/2001	WD U	I		01	28,400

GRANTOR: THOMPSON WANDA & JOHN

GRANTEE: SAPP CHARLES L & TH

0861/0353 12/31/1998 WD U I 01 100

GRANTOR: HOWES DOUGLAS W & SUL

GRANTEE: THOMPSON WANDA & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W66 S27 E35 N1 E9 S1 E22 N27 \$
DCK=[YR=2024;ORIG=-20,27] W2 N1 W9 S1 W5 S7 D3R3 E10 U3R3 N7 \$
DCK=[YR=2024;ORIG=-54,0] E22 N12 W22 S12 \$
.

REVIEW DATE 02/23/2024 BY NWA

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

PRINTED 08/06/2024 BY SYS