BLOCK 2 LOT 16
IN OR 2216/560
R621496 & R621497

CARPENTER JOHN W SR
225 COLUMBUS AVE
DAYTONA, FL 32118

2024

43-2N-27-4621-0002-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

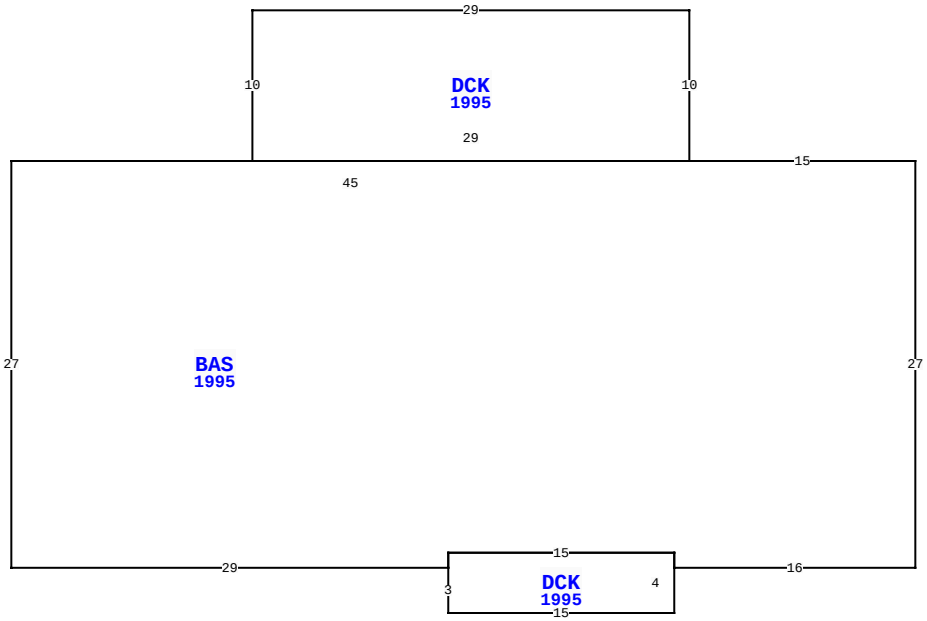
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	1,605	88,397
DCK	60	15	9	496
DCK	290	15	44	2,423
TOTALS	1,955		1,658	91,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,658	159.6400	119.73	198,512	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1605 HX Base Yr



85203 DAVID 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	91,316
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	171,316
SOH/AGL Deduction	52,760
ASSESSED VALUE	118,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,556
TOTAL JUST VALUE	171,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0560	7/23/2018	QC	U	I	11	100
GRANTOR: CARPENTER JOHN JR & J						
GRANTEE: CARPENTER JOHN W SR						
2018/0592	12/14/2015	QC	U	I	11	100
GRANTOR: CARPENTER JOHN W						
GRANTEE: CARPENTER JOHN JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 DCK=[YR=1995] N10 W29 S10 E29$ W45 S27 E29
DCK=[YR=1995] S3 E15 N4 W15 S1$ N1 E15 S1 E16 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
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 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS