BLOCK 3 LOT 12
IN OR 2224/1163
LOFTON BLUFF #2 PB 4/92 & 93

WLD PROPERTIES LLC
28170 QUICK FOX RUN
HILLIARD, FL 32046

2024

43-2N-27-4621-0003-0120

BUILDING CHARACTERISTICS

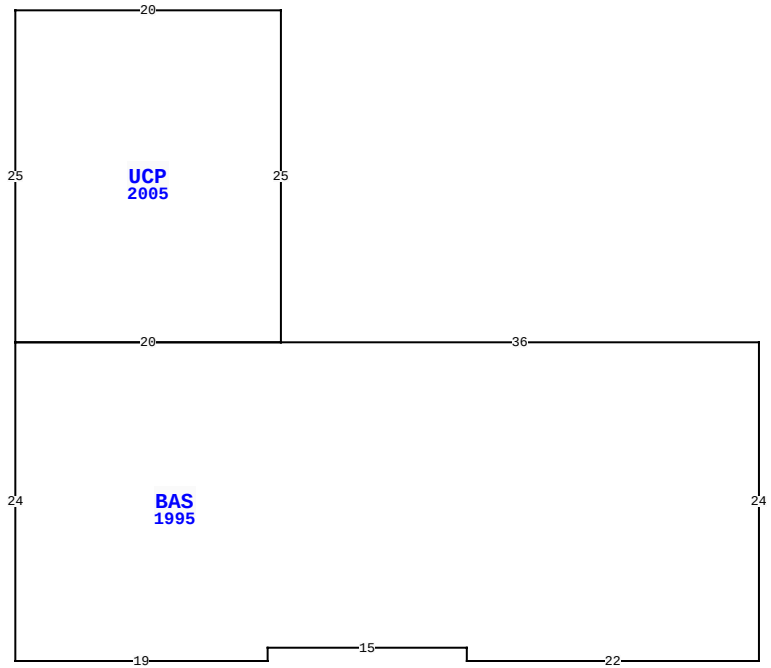
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	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	1,329	100	1,329	29,528
UCP	500	20	100	2,222
TOTALS	1,829		1,429	31,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,429	105.8000	74.06	105,832	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1329 HX Base Yr



85173 STEPHEN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	48,493
TOTAL MARKET OB/XF VALUE	8,782
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	137,275
SOH/AGL Deduction	24,104
ASSESSED VALUE	113,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,171
TOTAL JUST VALUE	137,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14626	NEW CONSTR	35,640	02/01/2005
MH1169	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1163	9/12/2018	WD	Q	I	01	85,000
GRANTOR: DOWLING ACIE C & SYBI						
GRANTEE: WLD PROPERTIES LLC						
0746/1546	12/20/1995	WD	U	I	13	23,000
GRANTOR: NORRIS DIVIS L & JAN						
GRANTEE: DOWLING ACIE C & SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W36 UCP=[YR=2005] N25 W20 S25 E20$ W20 S24 E19 N1 E15 S1 E22 N24$.

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	1985	1985	3	58	2,030	
2	0940	SHEDS/PORT	0	0	22	8	176.00	SF	30.00	30.00	100	1982	1982	3	20	1,056	
3	0680	POLE SHED	0	0	22	11	242.00	SF	10.00	10.00	100	1999	1999	3	27	653	
4	0680	POLE SHED	0	0	22	11	242.00	SF	10.00	10.00	100	1999	1999	3	27	653	
5	0510	GARAGE WD-	0	0	35	16	560.00	SF	19.60	19.60	100	2005	2005	3	40	4,390	

LAND DESCRIPTION

TOTAL OB/XF 8,782

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

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28170 QUICK FOX RUN
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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

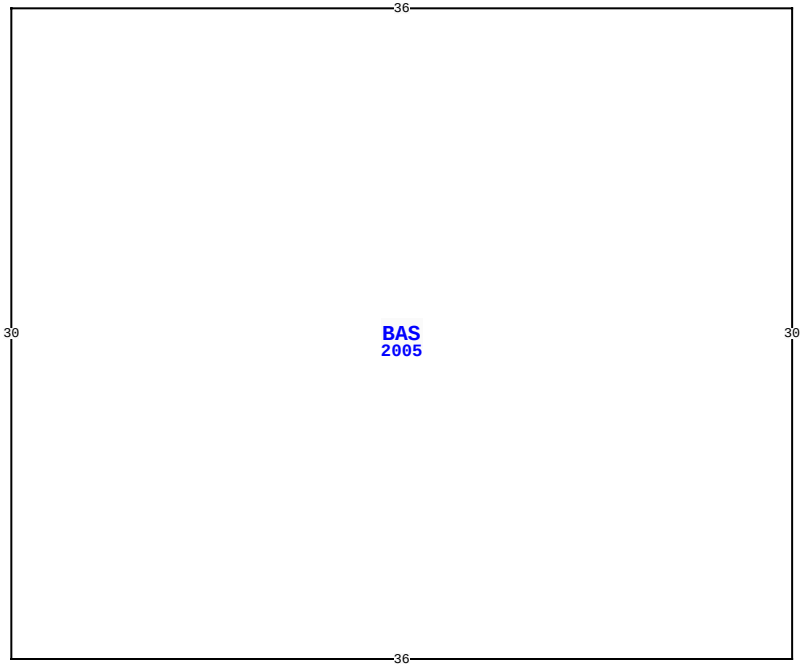
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	16,743
TOTALS	1,080		1,080	16,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	59.8500	20.95	22,626	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 0% - 0 Heated Area: 1080 HX Base Yr



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GRANTEE: DOWLING ACIE C & SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 S30 E36 N30$.

EXTRA FEATURES

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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 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