BLOCK 3 LOT 13
LOFTON BLUFF 2 PB 4/92 & 93

KING SHIRLEY N L/E/
70374 WINDING RIVER DRIVE
YULEE, FL 32097

2024

43-2N-27-4621-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

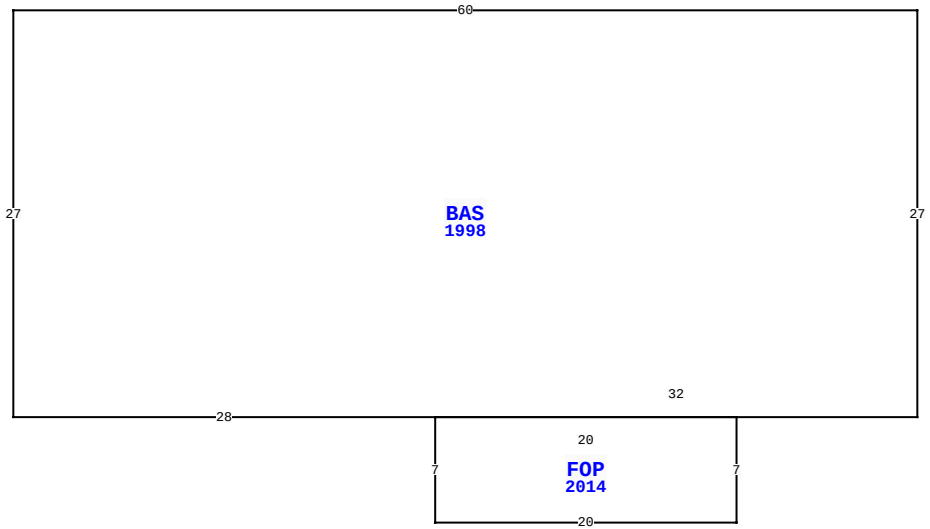
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,620	100	1,620	59,807
FOP	140	30	42	1,551
TOTALS	1,760		1,662	61,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,662	117.2000	87.90	146,090	1998	1998	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



BLD DATE	10/30/2019	KKA	LGL DATE
XF DATE	10/30/2019	KKA	LAND DATE
INC DATE			AG DATE

85147 STEPHEN RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	61,358
TOTAL MARKET OB/XF VALUE	11,676
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	153,034
SOH/AGL Deduction	21,658
ASSESSED VALUE	131,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,376
TOTAL JUST VALUE	153,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09396	MECH OTHER	0	03/01/2005
MH4372	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/366	1/05/2024	LE	U	I	11	100
GRANTOR: KING SHIRLEY N						
GRANTEE: GLOVER JESSICA						
1178/0190	10/06/2003	WD	U	I	11	45,000
GRANTOR: SMITH SANDRA KAY						
GRANTEE: KING SHIRLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E28 FOP=[YR=2014] S7 E20 N7 W20$ E32 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
1	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1985	1985	3	47	302	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
3	0681	POLE SHED	0	0	0	0	654.00	SF	15.00	15.00	100	2015	2015	3	78	7,652	
4	0350	CARPORT WD	0	0	21	11	231.00	SF	13.00	13.00	100	2015	2015	3	70	2,102	

LAND DESCRIPTION

TOTAL OB/XF 11,676

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 10/30/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS