BLOCK 8 LOT 20
ESMT IN OR 452/48
LOFTON BLUFF #3 PB 4/108

DAVIS MARK DUNCAN JR
128 SOUTH 10TH STREET
FERNANDINA BEACH, FL 32034

2024

43-2N-27-4622-0008-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

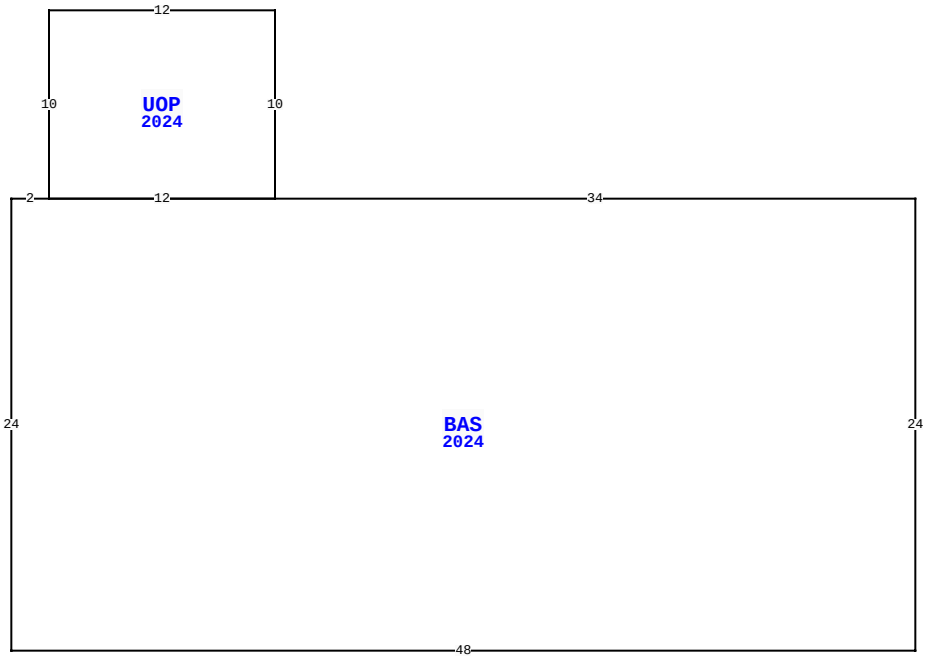
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1,152	40,366
UOP	120	25	30	1,051
TOTALS	1,272		1,182	41,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,182	116.8000	87.60	103,543	1997	1997	0	0	0	60.00	40.00

2 M/H 94+ – 0% - 2024 Heated Area: 1152 HX Base Yr



85217 PHILLIPS 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	41,417
TOTAL MARKET OB/XF VALUE	2,036
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	123,453
SOH/AGL Deduction	23,027
ASSESSED VALUE	100,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,426
TOTAL JUST VALUE	123,453
NCON VALUE	42,831
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,706

(EXPIRED) 2010 ST DECALS: 16487093 & 16487056

DW/MH VIN: GAFLT34(A/B)700400K21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992585	MH MOVE-ON	0	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1747	6/24/2024	WD	Q	I	01	135,000
GRANTOR: ARNETT CLARA						
GRANTEE: DAVIS MARK DUNCAN J						
0862/1481	1/13/1999	WD	U	I	13	31,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: ARNETT FREDERICKH S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,20] E2 E12 E34 S24 W48 N24 $
UOP=[YR=2024;ORIG=32,20] E12 N10 W12 S10 $
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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	1242	WD DECK A	0	0	11	10	110.00	SF	10.00	10.00	100	1986	1986	3	20	220	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1986	1986	3	20	402	
5	0680	POLE SHED	0	0	16	26	416.00	SF	5.00	5.00	100	2024	2012		68	1,414	

LAND DESCRIPTION

TOTAL OB/XF 2,036

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 06/11/2024 BY KWX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS