

LOT 45 IN OR 2070/1543
2006 FTWD DW/MH
WILSON NECK HILLS PB 4/62

SUTTON JOEY F
85142 LINDA RD
YULEE, FL 32097

2024

43-2N-27-4642-0045-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
CONSTRUCTION					VALUATION SUMMARY												PAGE 1 of 2																							
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	05	AVERAGE 100			0800	02	1,560	117.2000	87.90	137,124	2006	2006	0	0	0	42.00	58.00																							
Roof Structur	03	GABLE/HIP 100			2 M/H 94+ - 100% - 2017												Heated Area: 1560												HX Base Yr 2017											
Roof Cover	03	COMP SHNGL 100			BAS 2006																																			
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		4 100																																						
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	1,560	100	1,560	79,532																																				
TOTALS					1,560		1,560	79,532																																
EXTRA FEATURES					85142 LINDA RD, YULEE																																			
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	0811	CONCRETE B	0 100	40 18	432.00	SF	5.20	5.20	100	1987	1987	3	52	1,168																										
2	0810	CONCRETE A	0 100	20 24	480.00	SF	6.50	6.50	100	1987	1987	3	52	1,622																										
3	1242	WD DECK A	0 100	12 16	192.00	SF	10.00	10.00	100	2019	2019	3	86	1,651																										
4	0810	CONCRETE A	0 100	0 0	288.00	SF	4.55	4.55	100	1987	1987	3	52	681																										
5	0510	GARAGE WD-	0 100	24 16	384.00	SF	35.00	35.00	100	2019	2019	3	90	12,096																										
6	1242	WD DECK A	0 100	24 10	240.00	SF	10.00	10.00	100	2019	2019	3	86	2,064																										
7	0810	CONCRETE A	0 100	0 0	195.00	SF	6.50	6.50	100	2019	2019	3	98	1,242																										
LAND DESCRIPTION					TOTAL OB/XF 20,524																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																							
REVIEW DATE 12/10/2019 BY NWTW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS																																								

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/1543	9/06/2016	SW U	I	I	18	56,000

GRANTOR: SECRETARY OF HOUSING

GRANTEE: SUTTON JOEY F

2047/1606	12/16/2015	SW U	I	I	12	100
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GRANTOR: SELENE FINANCE LP

GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E52 N30\$.

SUTTON JOEY F
85142 LINDA RD
YULEE, FL 32097

2024

43-2N-27-4642-0045-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

MOD METAL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floop Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

120703010100051000

MODULAR MT 100 NONE 100 CONC FINSH 100 NONE 100 NONE 100 0 100 STEEL 100 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

05020004048.00

Quality Level 05MOBILE HOME

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,2001001,20021,623

TOTALS1,2001,20021,623

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE12/10/2019BYNWTWTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

6500011,20053.636018.7722,52420192019004.0096.00

3 GARAGE RES - 100% - 2017Heated Area: 1200HX Base Yr 2017

BAS
2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE101,155

TOTAL MARKET OB/XF VALUE20,524

TOTAL LAND VALUE - MARKET80,000

TOTAL MARKET VALUE201,679

SOH/AGL Deduction75,982

ASSESSED VALUE125,697

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE75,697

TOTAL JUST VALUE201,679

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE199,917

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2070/15439/06/2016SWUUI1856,000

GRANTOR: SECRETARY OF HOUSING

GRANTEE: SUTTON JOEY F

2047/160612/16/2015SWUUI12100

GRANTOR: SELENE FINANCE LP

GRANTEE: SECRETARY OF HOUSIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 N30\$.