LOT 46
WILSON NECK HILLS PB 4/62

TRAINER MARK
85628 AVANT RD
YULEE, FL 32097

2024

43-2N-27-4642-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

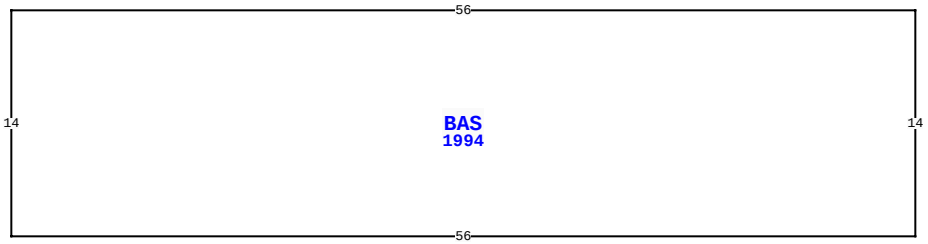
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	14,093
TOTALS	784		784	14,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	85.6000	59.92	46,977	1986	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



85126 LINDA 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	14,093
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	94,573
SOH/AGL Deduction	0
ASSESSED VALUE	94,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,573
TOTAL JUST VALUE	94,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2556/1873	4/20/2022	WD	Q	I	01	110,000
GRANTOR: PRUETT BOBBY DEAN						
GRANTEE: TRAINER MARK						
2556/1866	4/15/2022	WD	U	I	11	100
GRANTOR: MELVIN KENNETH T III						
GRANTEE: PRUITT BOBBY DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S14 E56 N14$.

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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