LOT 47
IN OR 2068/1916
WILSON NECK HILLS PB 4/62

JERVIS ANTHONY DAMIERA
85090 LINDA RD
YULEE, FL 32097

2024

43-2N-27-4642-0047-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

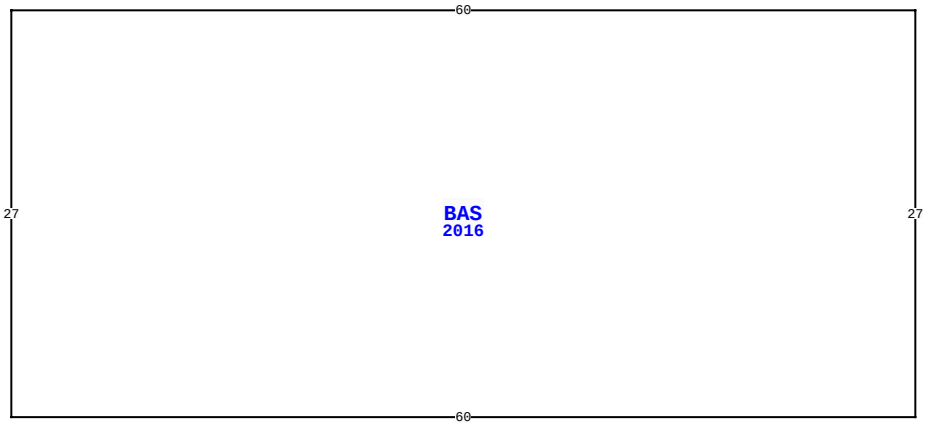
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	112,581
TOTALS	1,620		1,620	112,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.7000	96.52	156,362	2013	2013	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2017 Heated Area: 1620 HX Base Yr 2017



85090 LINDA RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,581
TOTAL MARKET OB/XF VALUE		1,443
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		194,024
SOH/AGL Deduction		65,808
ASSESSED VALUE		128,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,216
TOTAL JUST VALUE		194,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165783	CO ISSUED	0	10/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/1916	8/23/2016	WD	Q	I	01	40,000
GRANTOR: RIX TERRANCE L & PAUL						
GRANTEE: JERVIS ANTHONY DAMI						
2068/1913	7/31/2016	QC	U	I	11	100
GRANTOR: GIANONATTI LINDA F/K/						
GRANTEE: RIX TERRANCE L & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S27 E60 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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	15.00	15.00	100	1970	1970	3	20	360	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	15.00	15.00	100	1970	1970	3	20	576	
3	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507	

LAND DESCRIPTION

TOTAL OB/XF 1,443

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	100		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