TRACT 1
IN OR 1533/198
R107775 & R107776

SUYDAM BENJAMIN W III LIVING TRUST/SUYDAM BENJAMIN
86333 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2024

43-2N-27-4643-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

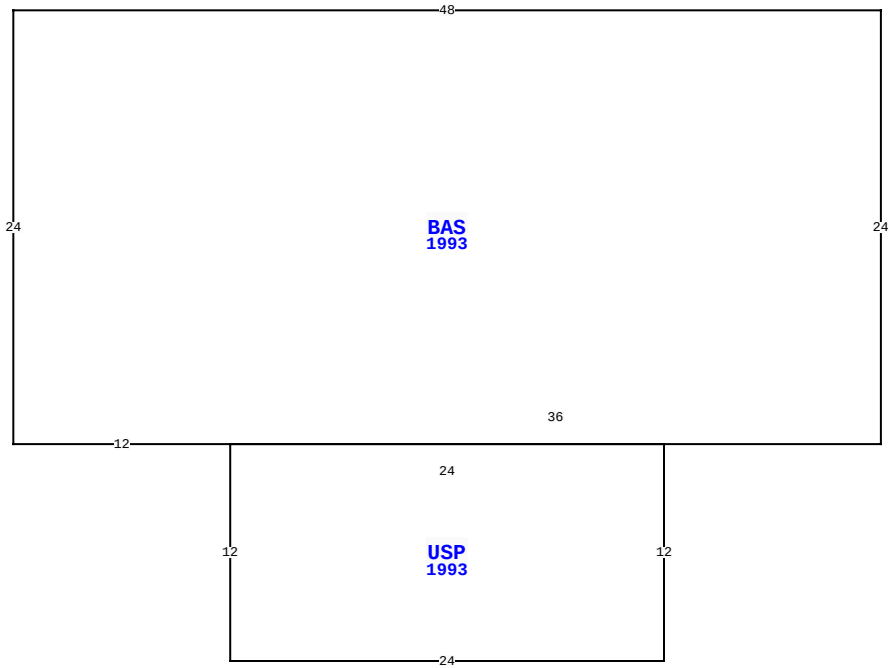
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	28,450
USP	288	50	144	3,556
TOTALS	1,440		1,296	32,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	117.6000	82.32	106,687	1982	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



85175 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	32,006
TOTAL MARKET OB/XF VALUE	3,260
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	115,266
SOH/AGL Deduction	36,956
ASSESSED VALUE	78,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,310
TOTAL JUST VALUE	115,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/0198	10/30/2007	QC	U	I	01	100
GRANTOR: SUYDAM BENJAMIN W III						
GRANTEE: BENJAMIN W SUYDAM I						
0711/1189	8/17/1994	WD	Q	I		30,000
GRANTOR: MORTON ERNEST J						
GRANTEE: SUYDAM BENJAMIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E12 USP=[YR=1993] S12 E24 N12 W24$ E36 N24$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1990	1990	3	20	579	
3	0681	POLE SHED	0	0	7	12	84.00	SF	15.00	15.00	100	1990	1990	3	20	252	
4	0681	POLE SHED	0	0	7	12	84.00	SF	15.00	15.00	100	1990	1990	3	20	252	
5	0810	CONCRETE A	0	0	4	20	80.00	SF	6.50	6.50	100	1996	1996	3	72	374	

LAND DESCRIPTION

TOTAL OB/XF 3,260

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