

MCDONALD JANET I
85057 LINDA ROAD
YULEE, FL 32097-4889

43-2N-27-4643-000A-0050

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1000 0 1000 10004DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUEBAS1,1441001,14466,141TOTALS1,1441,14466,141EXTRA FEATURES85057 LINDA RD, YULEE

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA10800021,144116.8000EFF. BASE RATE87.60REPL. COST NEW100,214AYB2010EYB2010ECONFNCT0NORM0% COND66.00Heated Area: 1144HX Base Yr 2013BAS2011

NASSAU COUNTY PROPERTY

PAGE 1 of 1VALUATION SUMMARYVALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE66,141TOTAL MARKET OB/XF VALUE3,290TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE149,431SOH/AGL Deduction75,413ASSESSED VALUE74,018TOTAL EXEMPTION VALUEHX HB DX54,018BASE TAXABLE VALUE20,000TOTAL JUST VALUE149,431NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE146,892SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CDPRICE SALE18,500GRANTOR: STEBBINS BRENDA KAYGRANTEE: DAVIS LARRY0533/009312/15/1987WD U V6,500GRANTOR: PHILIPS ELISE ET ALGRANTEE: STEBBINS BRENDA KAYBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2011] W44 S26 E44 N26\$.LAND DESCRIPTIONTOTAL OB/XF3,290L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000102CSFR/MH1000006OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000REVIEW DATE05/12/2019BYKBA

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