TRACT 16
IN OR 2706/880
WILSON NECK HILLS 2 UNR

HARTLEY LISA JEAN
96149 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

43-2N-27-4643-0016-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

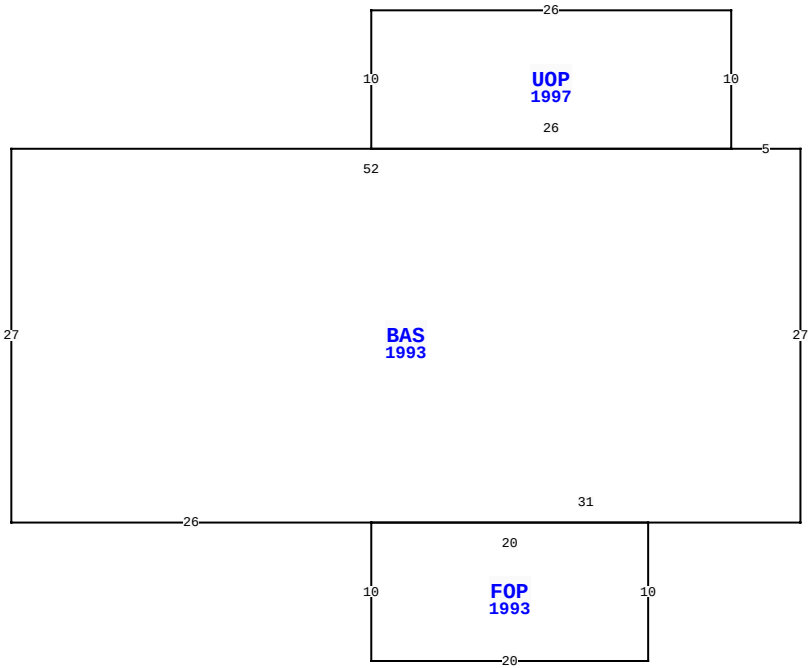
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1,539	37,490
FOP	200	30	60	1,462
UOP	260	25	65	1,583
TOTALS	1,999		1,664	40,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,664	116.0000	81.20	135,117	1979	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1539 HX Base Yr



85119 CUNO CREEK DR, 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	40,535
TOTAL MARKET OB/XF VALUE	1,176
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	121,711
SOH/AGL Deduction	0
ASSESSED VALUE	121,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,711
TOTAL JUST VALUE	121,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/880	4/12/2024	SW	Q	I	01	200,000
GRANTOR: COASTAL MOWING & MAIN						
GRANTEE: HARTLEY LISA JEAN						
2578/0845	7/15/2022	WD	Q	I	01	138,000
GRANTOR: FEB 23,2022 LAND TRUS						
GRANTEE: COASTAL MOWING & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 UOP=[YR=1997] N10 W26 S10 E26$ W52 S27 E26
FOP=[YR=1993] S10 E20 N10 W20$ E31 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	0811	CONCRETE B	0	0	29	24	696.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,176	

LAND DESCRIPTION

TOTAL OB/XF 1,176

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 04/07/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS