

BAZAR WAYNE & SHEILA
96257 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

43-2N-27-4643-0049-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

04

PLYWOOD 100

Interior Floo

14

CARPET 80

Interior Floo

08

SHT VINYL 20

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

30,288

TOTALS

1,152

1,152

30,288

EXTRA FEATURES

85203 LINDA RD, YULEE

L N

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

1243

WD DECK F

0

0

12

10

120.00

SF

8.00

100

2017

2017

3

78

749

LAND DESCRIPTION

TOTAL OB/XF

749

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,152

125.2000

87.64

100,961

1983

1983

0

0

0

70.00

30.00

1 M/H 93-

- 0%

- 0

Heated Area: 1152

HX Base Yr

24

48

24

48

BAS
1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

30,288

749

80,000

111,037

33,637

77,400

0

77,400

111,037

0

108,912

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1417/0586

6/05/2006

WD U

I

05

47,900

GRANTOR: WACHOVIA BANK NATIONA

GRANTEE: BAZAR WAYNE & SHEIL

1385/0882

1/30/2006

CT U

I

14

53,600

GRANTOR: CLERK OF COURT

GRANTEE: WACHOVIA BANK NATIO

BUILDING NOTES

BAS=[YR=1993] W48 S24 E48 N24 \$.

BUILDING DIMENSIONS