BLOCK 6 LOT 2 R583830
IN OR 1508/677
WILSON NECK LANDING PB 4/71

BERGHOEFER JOYCE L LVG TRUST/BERGHOEFER JOYCE L TR
96049 CAPTAINS POINTE ROAD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

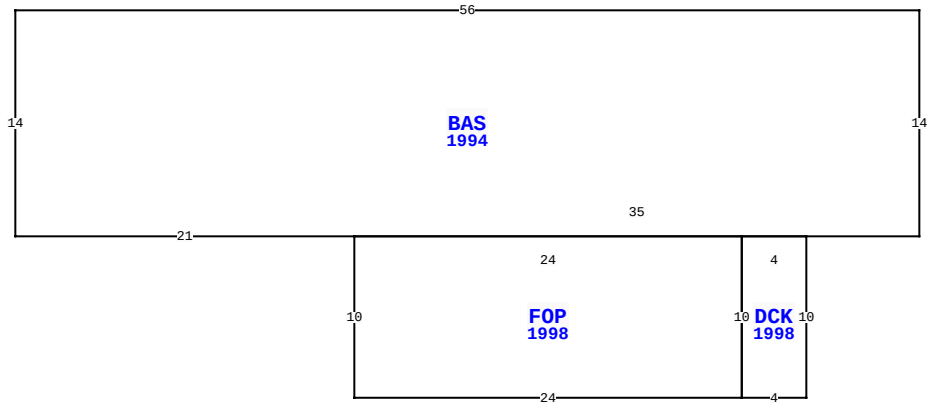
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	784	100	784	18,868
DCK	40	15	6	144
FOP	240	30	72	1,733
TOTALS	1,064		862	20,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	862	114.6000	80.22	69,150	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



85270 DELEENE RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/29/2019	KKA	LAND DATE	10/29/2019 KKA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,745
TOTAL MARKET OB/XF VALUE	440
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	101,185
SOH/AGL Deduction	29,336
ASSESSED VALUE	71,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,849
TOTAL JUST VALUE	101,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-344	MH MOVE-ON	15,000	01/01/1994
7764	MH MOVE-ON	25,614	04/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/0677	6/26/2007	WD	Q	I		70,000
GRANTOR: KATO STEPHANIE S						
GRANTEE: BERGHOEFER JOYCE L						
0860/0059	12/22/1998	WD	Q	I		47,000
GRANTOR: FALES EVELYN F/K/A EV						
GRANTEE: KATO STEPHANIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S14 E21 FOP=[YR=1998] S10 E24
DCK=[YR=1998] E4 N10 W4 S10$ N10 W24$ E35 N14$.

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	0820	WOOD WALK	0	0	13	3	39.00	SF	11.75	11.75	100	2006	2006	3	40	183	
2	1242	WD DECK A	0	0	0	0	117.00	SF	10.00	10.00	100	2004	2004	3	22	257	

LAND DESCRIPTION

TOTAL OB/XF 440

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 10/29/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS