BLOCK 6 LOT 9
IN OR 740 PG 1765
R236081 & R236082

CURRY DOUGLAS S & LOLITA A
85078 DELEENE ROAD
YULEE, FL 32097-9401

2024

43-2N-27-4647-0006-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

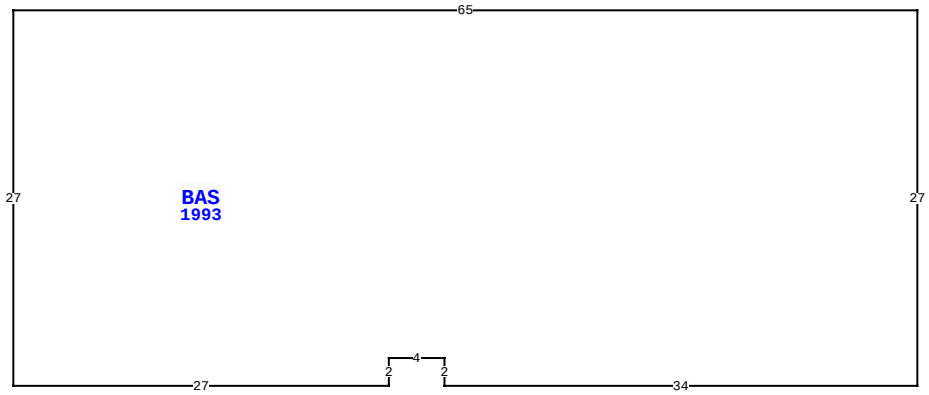
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	42,557
TOTALS	1,747		1,747	42,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,747	116.0000	81.20	141,856	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1747 HX Base Yr



85078 DELEENE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,557
TOTAL MARKET OB/XF VALUE		7,611
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		130,168
SOH/AGL Deduction		81,491
ASSESSED VALUE		48,677
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,677
TOTAL JUST VALUE		130,168
NCON VALUE		4,368
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7298	REPAIR/RRF	3,374	06/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/1765	10/05/1995	WD	U	I	10	7,500
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: CURRY DOUGLAS & LOL						
0329/0482	1/01/1981	CD	U	I		7,450
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S27 E27 N2 E4 S2 E34 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0752	USP	0	100	8	12	96.00	SF	15.00	15.00	100	1985	1985	3	20	288	
3	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1985	1985	3	47	513	
4	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
6	0351	CARPORT MT	0	100	34	16	544.00	SF	10.00	10.00	100	2024	2000		20	1,088	
7	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2024	2018		82	3,280	

LAND DESCRIPTION

TOTAL OB/XF 7,611

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/20/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS