

BLOCK 6 LOT 14
IN OR 2182/947
1985 SUMM DW/MH

MANGIA ERIC J
85033 CLAXTON ROAD
YULEE, FL 32097

2024

43-2N-27-4647-0006-0140



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	12	CEDAR 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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	1,512	100	1,512	35,816
FCP	570	25	142	3,364
UOP	336	25	84	1,990
UST	60	55	33	782
TOTALS	2,478		1,771	41,951

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,771	112.8000	78.96	139,838	1985	1987	0	0	0	70.00	30.00
1 M/H 93- - 100% - 2019 Heated Area: 1512 HX Base Yr 2019												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				41,951			
TOTAL MARKET OB/XF VALUE				5,227			
TOTAL LAND VALUE - MARKET				100,165			
TOTAL MARKET VALUE				147,343			
SOH/AGL Deduction				46,639			
ASSESSED VALUE				100,704			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				50,704			
TOTAL JUST VALUE				147,343			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				144,410			