BLOCK 7 TRACT 1
IN OR 1433/331
1974 FEST DW/MH

CONNERY CHRISTINE E
85029 HOLBROOK AVE
YULEE, FL 32097

2024

43-2N-27-4647-0007-0010

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	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

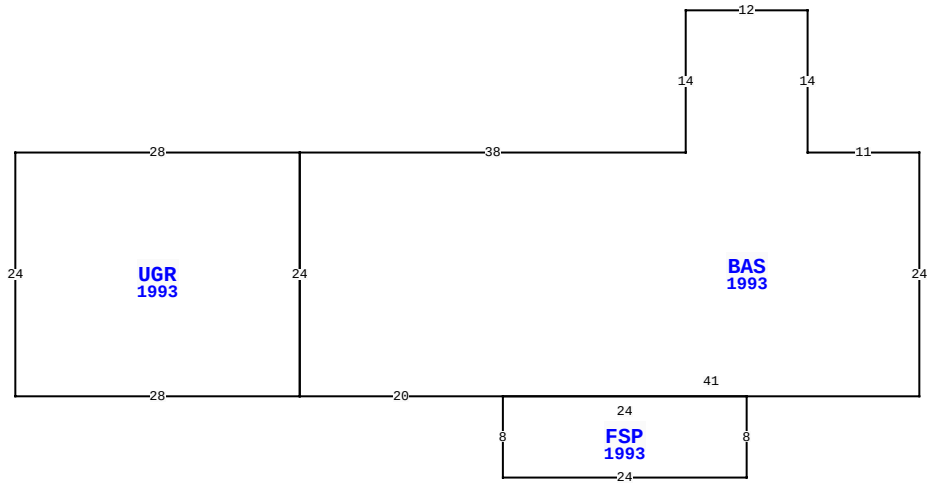
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1,632	40,441
FSP	192	60	115	2,850
UGR	672	45	302	7,484
TOTALS	2,496		2,049	50,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,049	118.0000	82.60	169,247	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 1632 HX Base Yr 2007



85029 HOLBROOK AVE, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,774
TOTAL MARKET OB/XF VALUE		16,845
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		147,619
SOH/AGL Deduction		85,776
ASSESSED VALUE		61,843
TOTAL EXEMPTION VALUE	HX HB	36,843
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995828	SWIM POOL	17,995	03/01/1999
5040	GARAGE	11,424	07/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/0331	7/31/2006	WD	Q	I		118,000
GRANTOR: ALDEN JANICE L						
GRANTEE: CONNERY CHRISTINE E						
0652/1061	3/25/1992	WD	U	I	10	36,900
GRANTOR: CARR JUNE E FAIN						
GRANTEE: ALDEN DAVID & JANIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N14 W12 S14 W38 UGR=[YR=1993] W28 S24 E28 N24$ S24 E20 FSP=[YR=1993] S8 E24 N8 W24$ E41 N24$.

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	1242	WD DECK A	0	100	0	0	676.00	SF	10.00	10.00	100	1995	1995	3	20	1,352	
2	1076	TRELLIS A	0	100	26	8	208.00	SF	7.50	7.50	100	1995	1995	3	20	312	
3	0812	CONCRETE C	0	100	0	0	2,416.00	SF	4.00	4.00	100	1995	1995	3	70	6,765	
4	0866	POOL FIBER	0	100	0	0	336.00	SF	72.00	72.00	100	1999	1999	3	20	4,838	
5	0845	KOOL DECK	0	100	0	0	641.00	SF	7.25	7.25	100	1999	1999	3	77	3,578	

LAND DESCRIPTION

TOTAL OB/XF 16,845

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 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS