BLOCK 1 LOT 14
IN OR 453 PG 396
R621659 & R621660

COMPANION ROBERT A & ANA M
85164 SARA ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

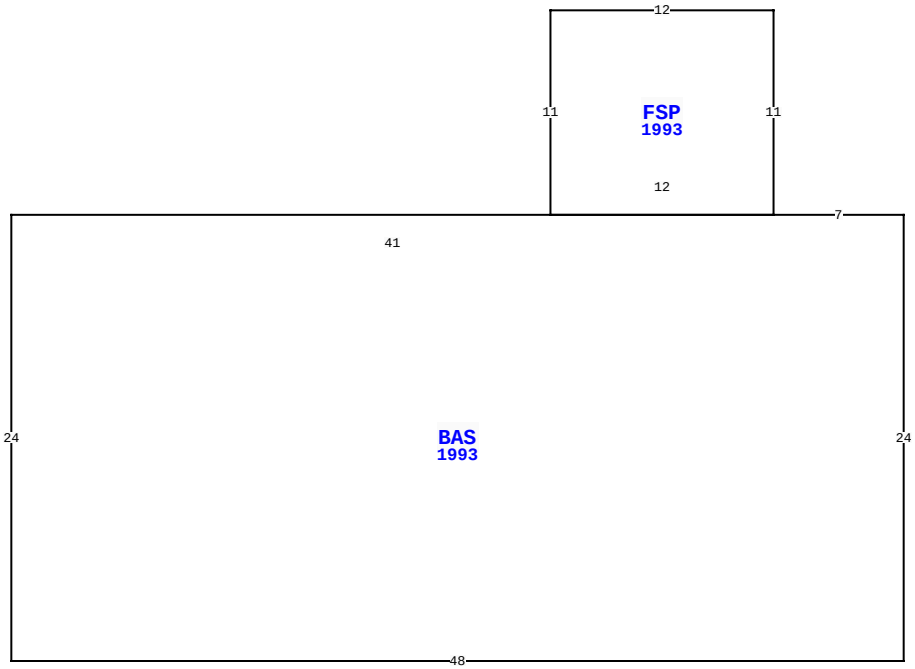
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	29,804
FSP	132	60	79	2,044
TOTALS	1,284		1,231	31,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,231	123.2000	86.24	106,161	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr



85164 SARA RD, 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		31,848
TOTAL MARKET OB/XF VALUE		13,374
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		125,222
SOH/AGL Deduction		77,132
ASSESSED VALUE		48,090
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		18,090
TOTAL JUST VALUE		125,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5592	GARAGE	10,608	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0453/0396	5/01/1985	WD	Q	V		9,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FSP=[YR=1993] N11 W12 S11 E12 $ W41 S24 E48 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	0350	CARPORT WD	0	100	10	21	210.00	SF	13.00	13.00	100	1986	1986	3	20	546	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	100	1989	1989	3	57	10,670	
3	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	100	1989	1989	3	57	1,630	
4	1242	WD DECK A	0	100	11	24	264.00	SF	10.00	10.00	100	1989	1989	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 13,374

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS