BLOCK 1 LOT 15
WILSON NECK LANDING 2 PB 4/72

BLUE KORY & AMBER
85184 SARA ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

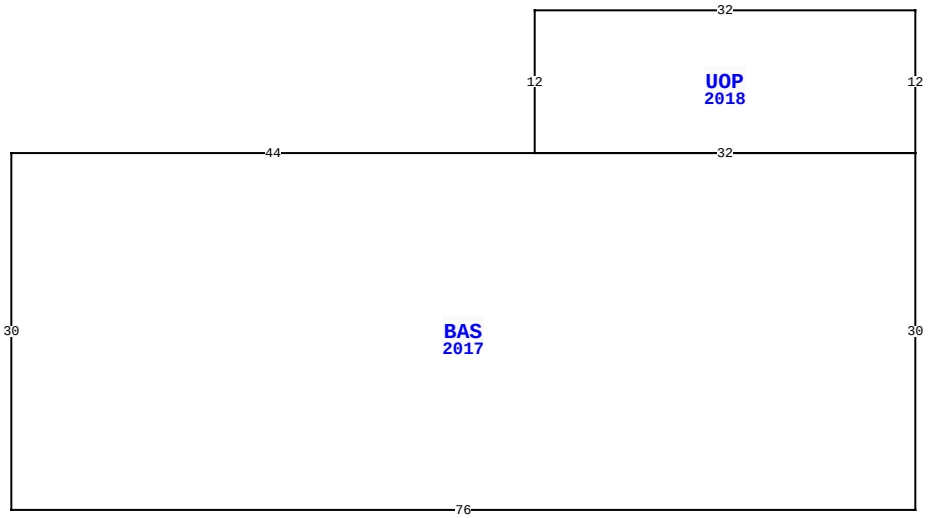
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	197,731
UOP	384	25	96	8,326
TOTALS	2,664		2,376	206,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,376	128.4800	96.36	228,951	2017	2017	0	0	0	10.00	90.00

2 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



85184 SARA RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,590
TOTAL MARKET OB/XF VALUE		11,461
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		310,051
SOH/AGL Deduction		0
ASSESSED VALUE		310,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,051
TOTAL JUST VALUE		310,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006105	CO ISSUED	0	07/10/2017
17002183	ADDITION	32,464	04/19/2017
93-0328	XFOB	9,520	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/1232	5/06/2022	WD	Q	I	01	305,000
GRANTOR: FAIRCLOTH PERRY & AMB						
GRANTEE: BLUE KORY & AMBER (						
2543/0454	1/25/2022	QC	U	I	11	100
GRANTOR: FAIRCLOTH PERRY & AMB						
GRANTEE: WHYTE KATHLEEN E ET						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W32 S12 BAS=[YR=2017] W44 S30 E76 N30 W32$ E32 N12$. .

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	0811	CONCRETE B	0	100	42	20	840.00	SF	5.20	5.20	100	2010	2010	3	91	3,975	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
3	0351	CARPORT MT	0	100	20	26	520.00	SF	10.00	10.00	100	2017	2017	3	78	4,056	

LAND DESCRIPTION

TOTAL OB/XF 11,461

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 03/29/2019 BY TW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

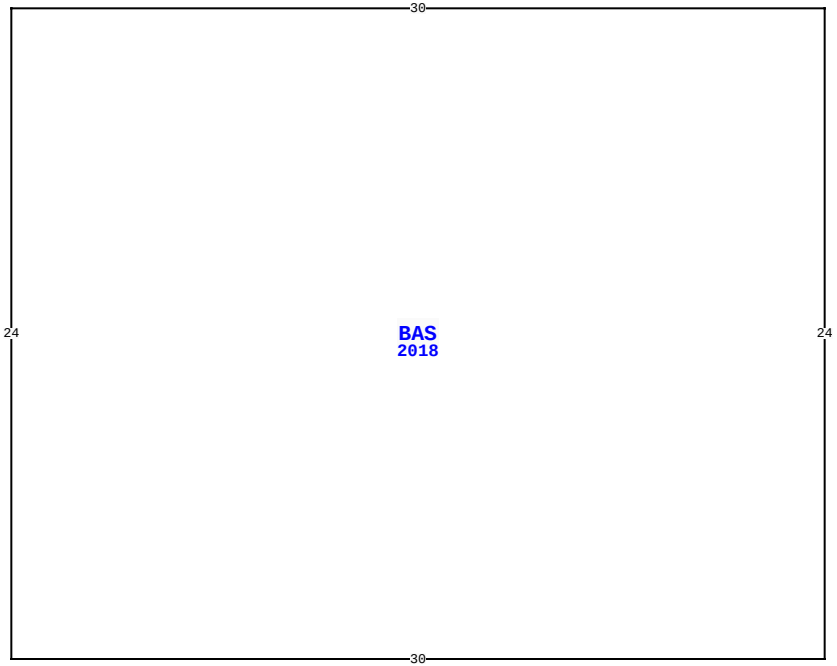
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	12,534
TOTALS	720		720	12,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	52.9000	18.52	13,334	2017	2017	0	0	0	6.00	94.00

3 GARAGE RES – 100% - 2023 Heated Area: 720 HX Base Yr 2023



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GRANTOR: FAIRCLOTH PERRY & AMB						
GRANTEE: WHYTE KATHLEEN E ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S24 E30 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/29/2019 BY TW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS