BLOCK 1 LOT 16
IN OR 2466/288
R673619 & R673620

TRAINER MARK
85628 AVANT RD
YULEE, FL 32097

2024

43-2N-27-4648-0001-0160

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	13	LVT/LAMNT 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		1 100
Quality	05	Quality Level 05

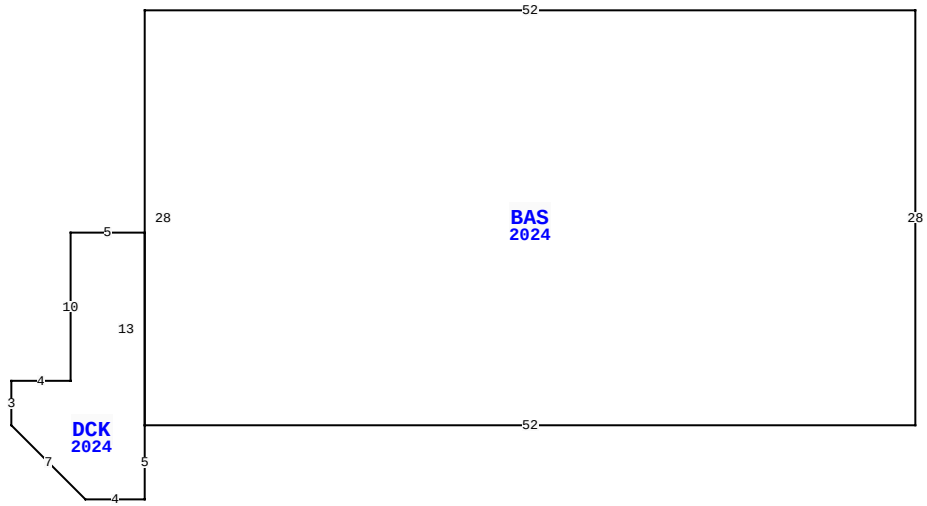
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	150,486
DCK	110	15	16	1,653
TOTALS	1,566		1,472	152,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,472	139.2000	104.40	153,677	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1456 HX Base Yr



85714 CLAXTON 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	152,140
TOTAL MARKET OB/XF VALUE	7,235
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	239,375
SOH/AGL Deduction	0
ASSESSED VALUE	239,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,375
TOTAL JUST VALUE	239,375
NCON VALUE	152,140
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,438

POLE SHED + CRPTS ARE ATTACHED
RP: 12869337 & 12869338
DW/MH/ID: FL26100PHB204078(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003264	24X36 STEEL GARAG	55,460	03/21/2024
230009198	CO ISSUED		07/19/2023
230006991	50X28 3/2 CHAMPIO		05/31/2023
22005795	DEMOLITION	2,000	04/13/2022
971946	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/0288	5/27/2021	WD	Q	I	01	75,000
GRANTOR: JOHNSON MICHAEL & JUA						
GRANTEE: TRAINER MARK						
1176/0621	9/30/2003	WD	Q	I		85,000
GRANTOR: ROBINSON JOYCE M						
GRANTEE: JOHNSON MICHAEL & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E52 S28 W52 N28 $
DCK=[YR=2024;ORIG=20,38] N13 W5 S10 W4 S3 D5R5 E4 N5 $
.

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
2	0681	POLE SHED	0	0	10	26	260.00	SF	15.00	15.00	100	1997	1997	3	25	975	
3	0940	SHEDS/PORT	0	0	26	26	676.00	SF	30.00	30.00	100	1997	1997	3	20	4,056	
4	0810	CONCRETE A	0	0	0	0	279.00	SF	6.50	6.50	100	1997	1997	3	73	1,324	
5	0351	CARPORT MT	0	0	22	20	440.00	SF	10.00	10.00	100	2000	2000	3	20	880	

LAND DESCRIPTION

TOTAL OB/XF 7,235

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

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