BLOCK 4 LOTS 16 & 17
IN OR 1746/1316 R434222
WILSON NECK LANDING 2 PB 4/72

RUSS LISA VALERIE
85057 MINER RD
YULEE, FL 32097

2024

43-2N-27-4648-0004-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

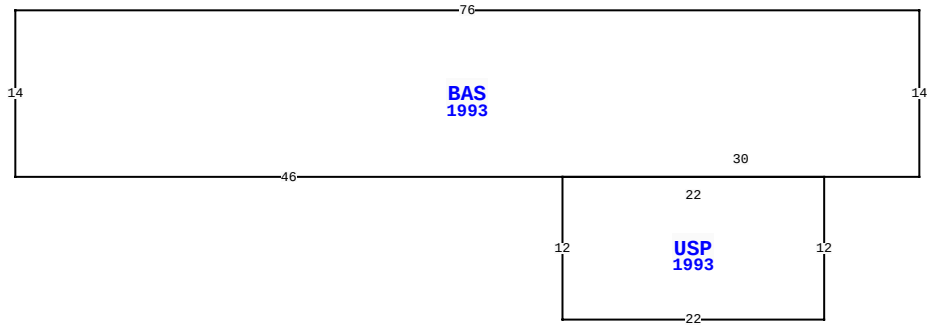
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,064	100	1,064	22,031
USP	264	50	132	2,733
TOTALS	1,328		1,196	24,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,196	98.6000	69.02	82,548	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



85241 ALGER 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	39,158
TOTAL MARKET OB/XF VALUE	8,023
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	207,181
SOH/AGL Deduction	66,483
ASSESSED VALUE	140,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,698
TOTAL JUST VALUE	207,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013478	MH MOVE-ON	0	04/01/2001
E996378	CHNGE SRVC	150	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1316	7/30/2010	QC	U	I	11	25,000
GRANTOR: CAMPBELL JEFFERY E &						
GRANTEE: RUSS LISA VALERIE						
0977/0564	3/22/2001	WD	Q	I		72,000
GRANTOR: GRANT LAURIE A						
GRANTEE: CAMPBELL JEFFERY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E46 USP=[YR=1993] S12 E22 N12 W22 $ E30 N14 $.

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	0940	SHEDS/PORT	0	0	26	24	624.00	SF	30.00	30.00	100	1994	1994	3	20	3,744	
2	0510	GARAGE WD-	0	0	20	18	360.00	SF	35.00	35.00	100	2002	2002	3	30	3,780	
3	0351	CARPORT MT	0	0	21	18	378.00	SF	6.60	6.60	100	2002	2002	3	20	499	

LAND DESCRIPTION

TOTAL OB/XF 8,023

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	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

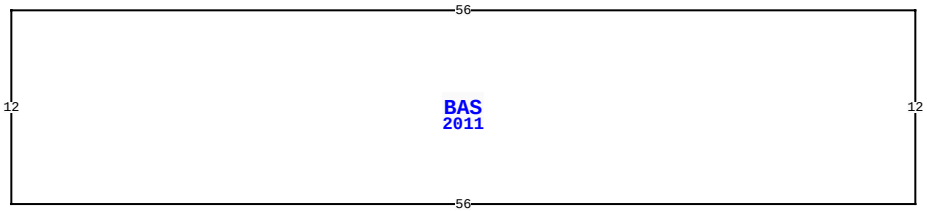
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	14,394
TOTALS	672		672	14,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	102.0000	71.40	47,981	1975	1975	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



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ASSESSED VALUE	140,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,698
TOTAL JUST VALUE	207,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/1316	7/30/2010	QC	U	I	11	25,000
GRANTOR: CAMPBELL JEFFERY E &						
GRANTEE: RUSS LISA VALERIE						
0977/0564	3/22/2001	WD	Q	I		72,000
GRANTOR: GRANT LAURIE A						
GRANTEE: CAMPBELL JEFFERY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W56 S12 E56 N12$.

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 02/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS