BLOCK 5 LOT 17
IN OR 1928/394
2003 CHNC DW/MH

MAY SHANNON N & SCOTT G
85223 DELEENE RD
YULEE, FL 32097

2024

43-2N-27-4648-0005-0170

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

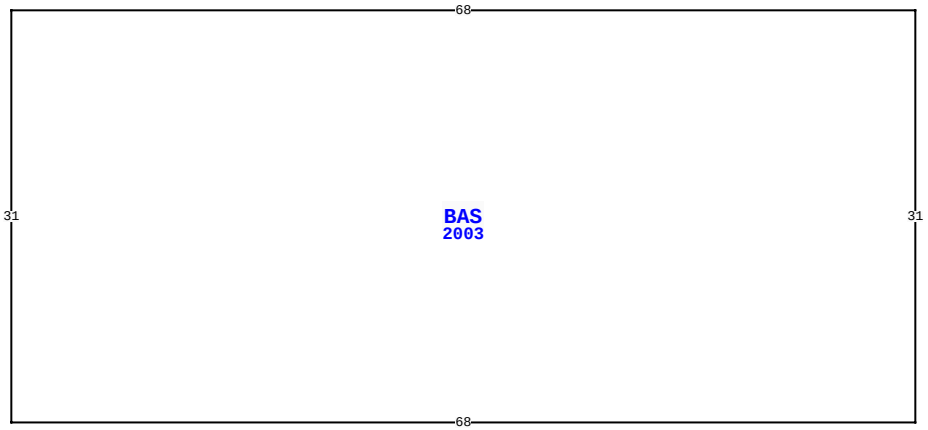
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	97,997
TOTALS	2,108		2,108	97,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	119.2000	89.40	188,455	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2021 Heated Area: 2108 HX Base Yr 2021



85223 DELEENE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		97,997
TOTAL MARKET OB/XF VALUE		4,249
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		182,246
SOH/AGL Deduction		42,454
ASSESSED VALUE		139,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,792
TOTAL JUST VALUE		182,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034189	MH MOVE-ON	0	10/01/2003
7178	XFOB	1,632	04/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1928/0394	7/14/2014	WD	Q	I	01	96,000
GRANTOR: LSG HOMES LLC						
GRANTEE: MAY SHANNON N & SCO						
1906/1730	3/12/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LSG HOMES LLC						

BUILDING NOTES

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	10	20	200.00	SF	10.00	10.00	100	1984	1984	3	20	400	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1991	1991	3	20	804	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2003] W68 S31 E68 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,249

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