BLOCK 5 LOT 18
IN OR 2134/1470
2004 CHNC DW/MH

MICKELSON ZINA & STEVEN
85197 DELEENE ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0005-0180

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	12	HARDWOOD 20
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	05	Quality Level 05

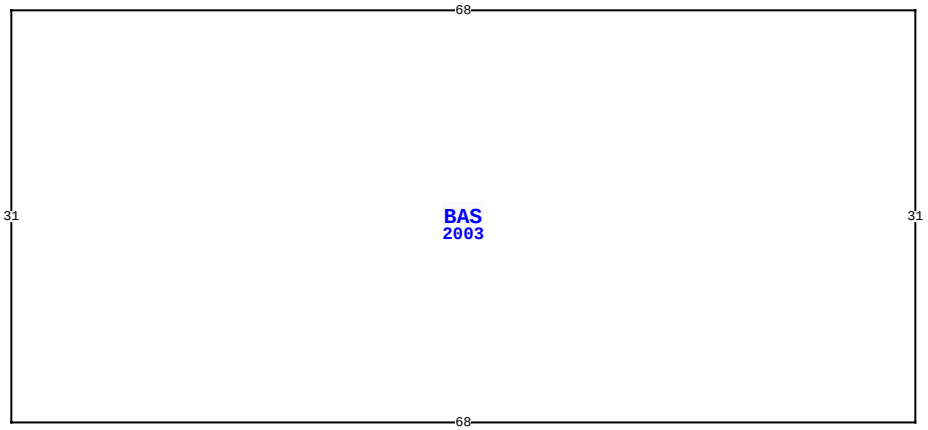
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	115,623
TOTALS	2,108		2,108	115,623

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	140.6400	105.48	222,352	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 2108 HX Base Yr 2019



85197 DELEENE 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		115,623
TOTAL MARKET OB/XF VALUE		4,910
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		200,533
SOH/AGL Deduction		67,390
ASSESSED VALUE		133,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,143
TOTAL JUST VALUE		200,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7792	MH MOVE-ON	31,000	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/1470	7/19/2017	SW	Q	I	02	131,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MICKELSON ZINA & ST						
2106/0802	3/13/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	16	24	384.00	SF	10.00	10.00	100	1989	1989	3	20	768	
2	1242	WD DECK A	0	100	21	12	252.00	SF	10.00	10.00	100	1995	1995	3	20	504	
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	
4	0810	CONCRETE A	0	100	20	8	160.00	SF	6.50	6.50	100	1989	1989	3	57	593	

LAND DESCRIPTION

TOTAL OB/XF 4,910

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