BLOCK 5 LOT 19
IN OR 2075/1752
WILSON NECK LANDING 2 PB 4/72

MUSFELDT DONALD E & VICTORIA
PO BOX 781
YULEE, FL 32097

2024

43-2N-27-4648-0005-0190

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	04	PLYWOOD 100
Interior Floo	14	CARPET 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		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

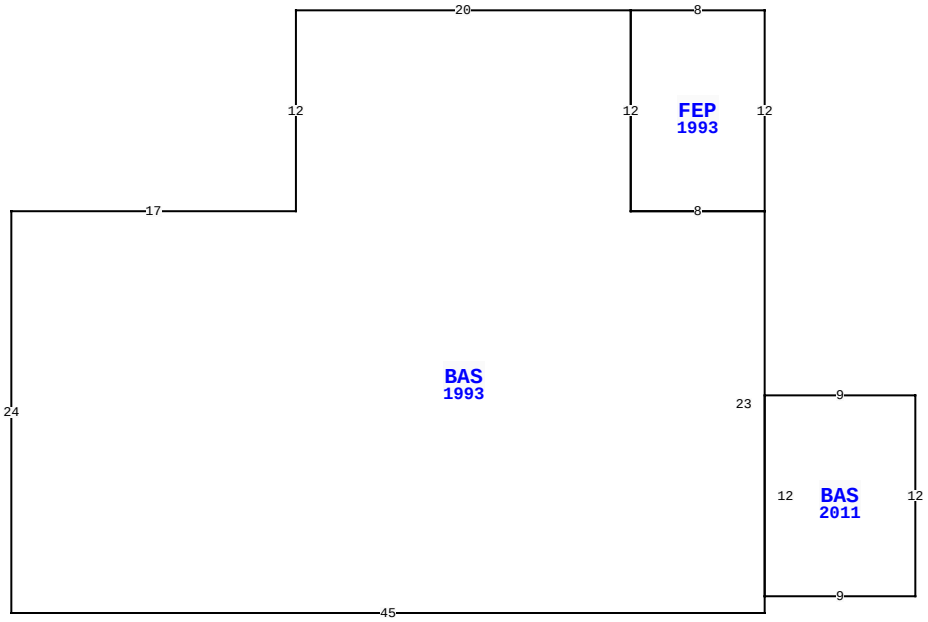
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	27,443
BAS	108	100	108	2,245
FEP	96	85	82	1,705
TOTALS	1,524		1,510	31,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,510	99.0000	69.30	104,643	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1510 HX Base Yr



85167 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	31,393
TOTAL MARKET OB/XF VALUE	1,560
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	112,953
SOH/AGL Deduction	34,436
ASSESSED VALUE	78,517
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,517
TOTAL JUST VALUE	112,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/1752	9/30/2016	WD	U	I	37	35,000
GRANTOR: LEWIS AUBREY						
GRANTEE: MUSFELDT DONALD E &						
2070/1540	8/31/2016	WD	U	I	37	30,700
GRANTOR: BRANSON JOHN SCOTT &						
GRANTEE: LEWIS AUBREY						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W8 BAS=[YR=1993] W20 S12 W17 S24 E45 N1
BAS=[YR=2011] E9 N12 W9 S12$ N23 W8 N12$ S12 E8 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	0350	CARPORT WD	0	0	20	30	600.00	SF	13.00	13.00	100	1990	1990	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 1,560

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 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