TRACT 14
R378225 & R378226
IN OR 954/1866

SAPP ELLIS JEFFREY
85117 LINDA RD
YULEE, FL 32097

**2024**

**43-2N-27-4651-0014-0000**

## BUILDING CHARACTERISTICS

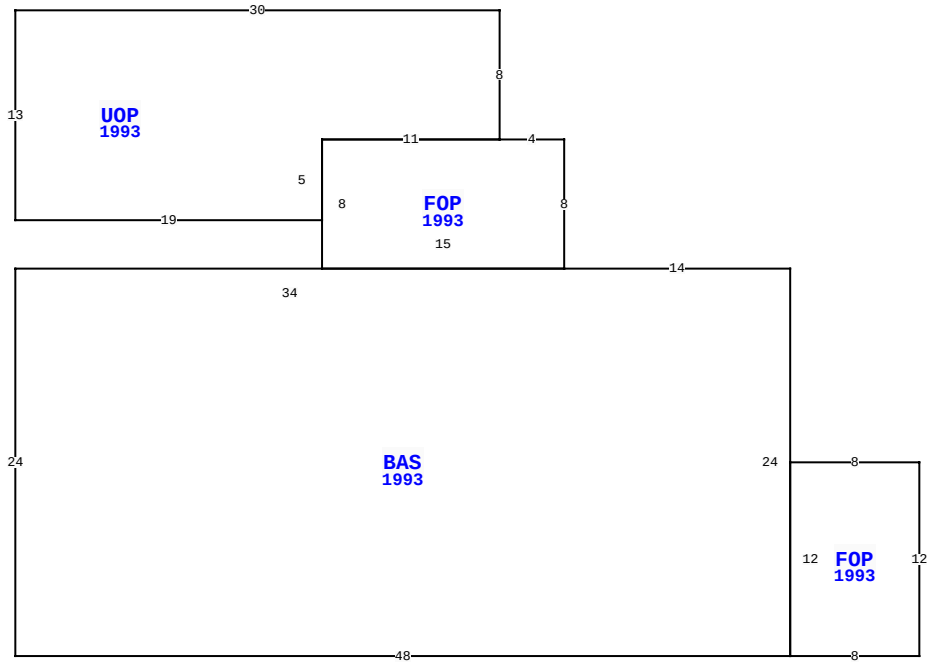
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 1,152 | 100 | 1,152 | 24,192 |
| FOP | 96 | 30 | 29 | 609 |
| FOP | 120 | 30 | 36 | 756 |
| UOP | 335 | 25 | 84 | 1,764 |
| TOTALS | 1,703 | | 1,301 | 27,321 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,301 | 100.0000 | 70.00 | 91,070 | 1975 | 1975 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr




85445 WILSON NECK RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 27,321 |
| TOTAL MARKET OB/XF VALUE | 8,316 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 115,637 |
| SOH/AGL Deduction | 29,533 |
| ASSESSED VALUE | 86,104 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 86,104 |
| TOTAL JUST VALUE | 115,637 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,735 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0954/1866 | 10/20/2000 | QC | U | I | 06 | 24,000 |
| GRANTOR: CHANDLER TINA | | | | | | |
| GRANTEE: SAPP ELLIS JEFFREY | | | | | | |
| 0943/1213 | 8/07/2000 | QC | U | I | 06 | 25,400 |
| GRANTOR: SAPP ELLIS JEFFREY & | | | | | | |
| GRANTEE: CHANDLER TINA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N8 W4 UOP=[YR=1993] N8 W30 S13 E19 N5 E11$ W11 S8 E15 $ W34 S24 E48 FOP=[YR=1993] E8 N12 W8 S12 $ N24 $.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 250.00 | SF | 6.50 | 6.50 | 100 | 1983 | 1983 | 3 | 41 | 666 | |
| 2 | 0861 | POOL GUNIT | 0 | 0 | 0 | 0 | 450.00 | SF | 85.00 | 85.00 | 100 | 1983 | 1983 | 3 | 20 | 7,650 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,316

| 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS