TRACT 10
IN OR 1390/711
R583408 & R583409

HANEY PETER & EVA
85104 BLACKMON ROAD
YULEE, FL 32097

2024

43-2N-27-4652-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

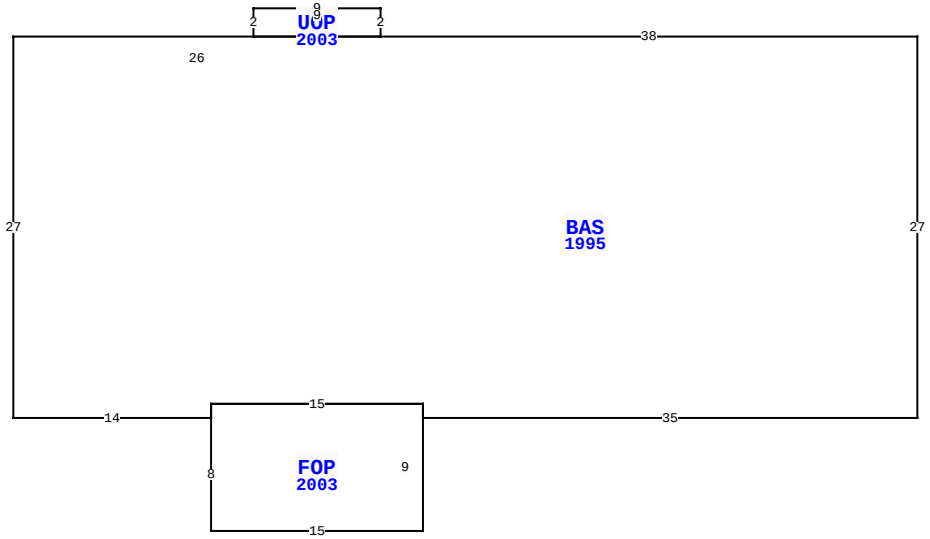
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,713	100	1,713	42,161
FOP	135	30	40	985
UOP	18	25	4	98
TOTALS	1,866		1,757	43,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,757	117.2000	82.04	144,144	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1713 HX Base Yr



85822 WILSON NECK 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	43,243
TOTAL MARKET OB/XF VALUE	1,713
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	124,956
SOH/AGL Deduction	32,467
ASSESSED VALUE	92,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,489
TOTAL JUST VALUE	124,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24207	ADDITION	8,660	12/01/2010
961204	MH MOVE-ON	0	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/0711	2/21/2006	QC	U	I	06	14,500
GRANTOR: MARCUM BARBARA LEE						
GRANTEE: HANEY PETER & EVA						
1390/0669	2/21/2006	QC	U	I	01	100
GRANTOR: MARCUM DONALD RAY						
GRANTEE: MARCUM BARBARA LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W38 UOP=[YR=2003] N2 W9 S2 E9 $ W26 S27 E14
FOP=[YR=2003] S8 E15 N9 W15 S1 $ N1 E15 S1 E35 N27 $.

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	0681	POLE SHED	0	0	6	10	60.00	SF	9.90	9.90	100	1980	1980	3	20	119	
2	0681	POLE SHED	0	0	22	11	232.00	SF	15.00	15.00	100	1985	1985	3	20	696	
3	0351	CARPORT MT	0	0	24	20	480.00	SF	8.50	8.50	100	2004	2004	3	22	898	

LAND DESCRIPTION

TOTAL OB/XF 1,713

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