

TRACT 12
IN OR 2344/1272
R673958 & R673959

AUSTIN MELODY P
85894 WILSON NECK ROAD
YULEE, FL 32097

2024

43-2N-27-4652-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100

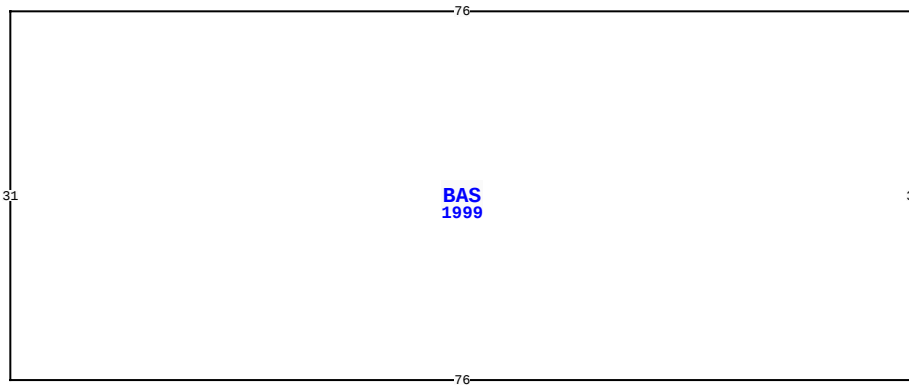
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	92,209
TOTALS	2,356		2,356	92,209

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0756	FEP	0 100	16	10	160.00	SF	27.00	27.00
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	1243	WD DECK F	0 100	16	8	128.00	SF	8.00	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,356	118.6000	88.95	209,566	1999	1999		0	0	56.00	44.00	
1 M/H 94+ - 100% - 2020				Heated Area: 2356				HX Base Yr 2020					



TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
						1993	1993	3	20	864			
						1999	1999	3	20	1,152			
						1999	1999	3	83	2,905			
						1999	1999	3	20	205			

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1 4
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										92,209			
TOTAL MARKET OB/XF VALUE										5,126			
TOTAL LAND VALUE - MARKET										80,000			
TOTAL MARKET VALUE										177,335			
SOH/AGL Deduction										49,740			
ASSESSED VALUE										127,595			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										77,595			
TOTAL JUST VALUE										177,335			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										175,135			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992587	MH MOVE-ON	0	03/01/1999
93-0151	REPAIR/RRF	1,900	12/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2344/1272	2/27/2020	FJ	U	I	11	0	
GRANTOR:SELLEY VALERIE EST							
GRANTEE:AUSTIN MELODY P							
0577/1185	8/29/1989	WD	Q	I		40,000	
GRANTOR:LANIER ALTON & DEBRA							
GRANTEE:SELLEY FREDERICK JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W76 S31 E76 N31\$.									