

IN OR 1555/942
 IN OR 2192/917
 1999 BROA SW/MH

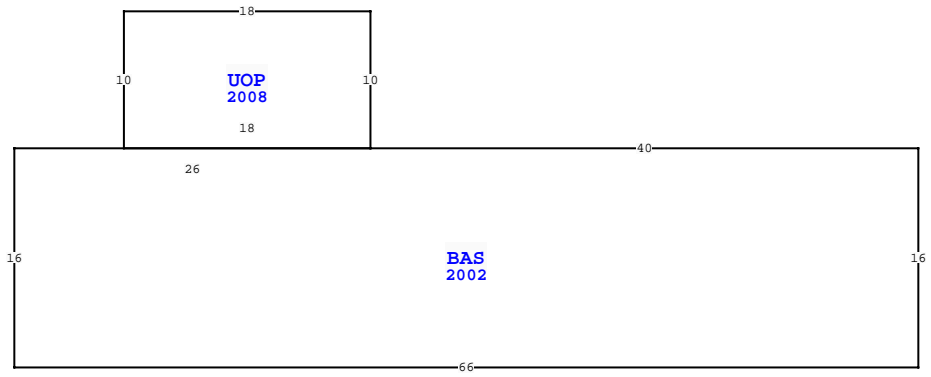
BURNS ROBERT
 96541 CHESTER RD
 YULEE, FL 32097

2024

44-3N-28-0000-0001-0270

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 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		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE		0200 MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,056	100	1,056
UOP	180	25	45
			SUBAREA MARKET VALUE
			65,347
			2,785
TOTALS	1,236		1,101
			68,132

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,101	128.9200	96.69	106,456	1999	2009	0	0	0	36.00	64.00	
1 M/H 94+ - 100% - 2019 Heated Area: 1056 HX Base Yr 2019													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			68,132
TOTAL MARKET OB/XF VALUE			1,660
TOTAL LAND VALUE - MARKET			110,400
TOTAL MARKET VALUE			180,192
SOH/AGL Deduction			106,991
ASSESSED VALUE			73,201
TOTAL EXEMPTION VALUE	HX HB		48,201
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			180,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
982458	MH MOVE-ON	0	11/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0917	4/17/2018	WD	Q	I	01	104,000
GRANTOR: BRADY NORMAN T						
GRANTEE: BURNS ROBERT						
1555/0942	3/12/2008	WD	Q	I		108,000
GRANTOR: MARSH DENNIS L & WILL						
GRANTEE: BRADY NORMAN T						

EXTRA FEATURES																
L N	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	0504	FP-ELECTRI	0	100	0	0			2,000.00	100	1999	1999	3	83	1,660	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		06/20/2023	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W40UOP=[YR=2008] N10 W18 S10 E18 \$ W26 S16 E66 N16 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	150.00	400.00	1.38	AC		1.00	1.00	1.00	80,000.00	80,000.00	110,400							