LOTS 6 7 OR 158 PG 627
NORTH YULEE PB 2/26

CAMPBELL LINDA H EST
C/O JEFF CAMPBELL, 95090 ALEXIS LANE
FERNANDINA BEACH, FL 32034

2024

50-3N-27-4720-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

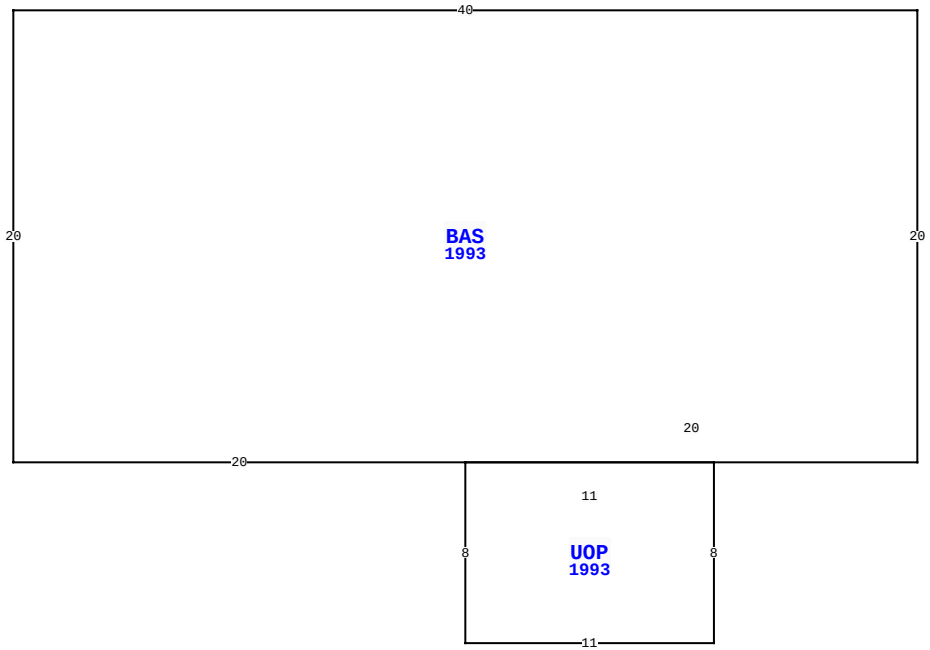
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	33,651
UOP	88	20	18	757
TOTALS	888		818	34,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	818	74.1000	70.40	57,587	1981	1981	0	0	0	40.25	59.75

1 SINGLE FAM – 0% - 0 Heated Area: 800 HX Base Yr



86065 KOEN LN, 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	42,152
TOTAL MARKET OB/XF VALUE	1,863
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	204,015
SOH/AGL Deduction	104,458
ASSESSED VALUE	99,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,557
TOTAL JUST VALUE	204,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972047	MH MOVE-ON	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0158/0627	6/01/1973	WD	U	V		5,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E20 UOP=[YR=1993] S8 E11 N8 W11$ E20 N20$.

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	0940	SHEDS/PORT	0	0	0	0	400.00	SF	20.10	20.10	100	1978	1978	3	20	1,608	
2	0751	UOP	0	0	11	8	88.00	SF	10.00	10.00	100	2001	2001	3	29	255	

LAND DESCRIPTION

TOTAL OB/XF 1,863

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	000115	C	SFR ACRES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	0.50	80,000.00	40,000.00	160,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 4.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS

LOTS 6 7 OR 158 PG 627
NORTH YULEE PB 2/26

CAMPBELL LINDA H EST
C/O JEFF CAMPBELL, 95090 ALEXIS LANE
FERNANDINA BEACH, FL 32034

2024

50-3N-27-4720-0006-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	TYP WD 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

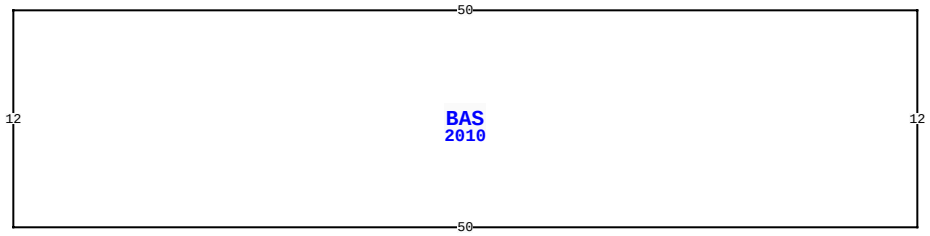
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	7,744
TOTALS	600		600	7,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	600	61.4600	43.02	25,812	1970	1970	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 600 HX Base Yr



86065 KOEN LN, 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	42,152
TOTAL MARKET OB/XF VALUE	1,863
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	204,015
SOH/AGL Deduction	104,458
ASSESSED VALUE	99,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,557
TOTAL JUST VALUE	204,015
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0158/0627	6/01/1973	WD	U	V		5,000

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W50 S12 E50 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/30/2023 BY NWA Total Acres: 4.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS