LOT 6
YULEE PARK PB 5/31

MONTOYA ELENA
86475 GOODBREAD RD
YULEE, FL 32097

**2024**

**50-3N-27-4780-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

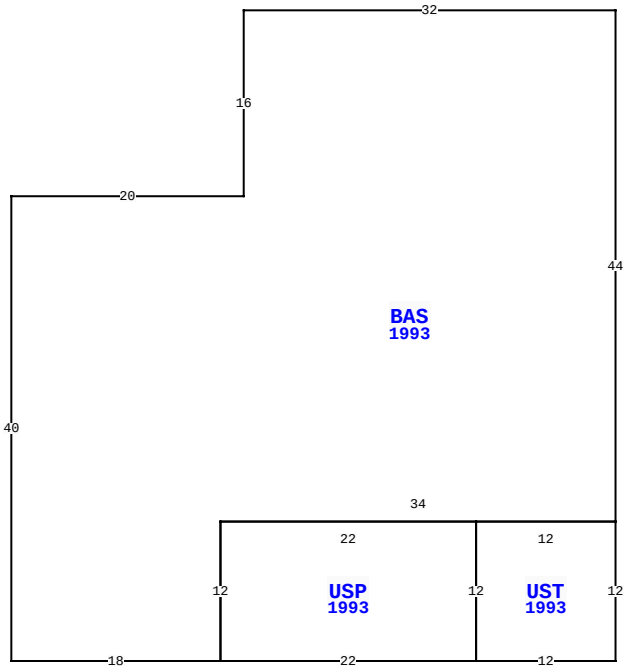
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | Quality Level 03 |
| 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 | 2,184 | 100 | 2,184 | 56,688 |
| USP | 264 | 50 | 132 | 3,426 |
| UST | 144 | 55 | 79 | 2,051 |
| TOTALS | 2,592 | | 2,395 | 62,164 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,395 | 123.6000 | 86.52 | 207,215 | 1979 | 1979 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2023 Heated Area: 2184 HX Base Yr




86475 GOODBREAD 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 | 62,164 |
| TOTAL MARKET OB/XF VALUE | 594 |
| TOTAL LAND VALUE - MARKET | 80,000 |
| TOTAL MARKET VALUE | 142,758 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 142,758 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 142,758 |
| TOTAL JUST VALUE | 142,758 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 138,318 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0108654 | XFOB | 4,513 | 09/01/2001 |
| 962822 | NEW CONSTR | 0 | 07/17/1996 |
| 6473 | REMODEL | 1,000 | 05/17/1990 |
| 6680 | REMODEL | 300 | 05/17/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2561/1244 | 5/09/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HENDERSON KRISTINA DO | | | | | | |
| GRANTEE: MONTOYA ELENA | | | | | | |
| 2183/0445 | 3/12/2018 | FJ | U | I | 11 | 100 |
| GRANTOR: HENDERSON DIANE ELIZA | | | | | | |
| GRANTEE: HENDERSON KRISTINA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S16 W20 S40 E18 USP=[YR=1993] E22
UST=[YR=1993] E12 N12 W12 S12$ N12 W22 S12$ N12 E34 N44$.

## 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 | 1243 | WD DECK F | 0 | 0 | 8 | 37 | 296.00 | SF | 8.00 | 8.00 | 100 | 1990 | 1990 | 3 | 20 | 474 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 10 | 6 | 60.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 120 | |

## LAND DESCRIPTION

TOTAL OB/XF 594

| 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 | 131.00 | 339.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |

REVIEW DATE 04/30/2024 BY KBA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS