TRACT 80
IN OR 1792/1826
R378313 & R78314

BYRD ROCKY B EST
PO BOX 362
YULEE, FL 32041-0362

2024

51-3N-27-4881-0080-0000

BUILDING CHARACTERISTICS

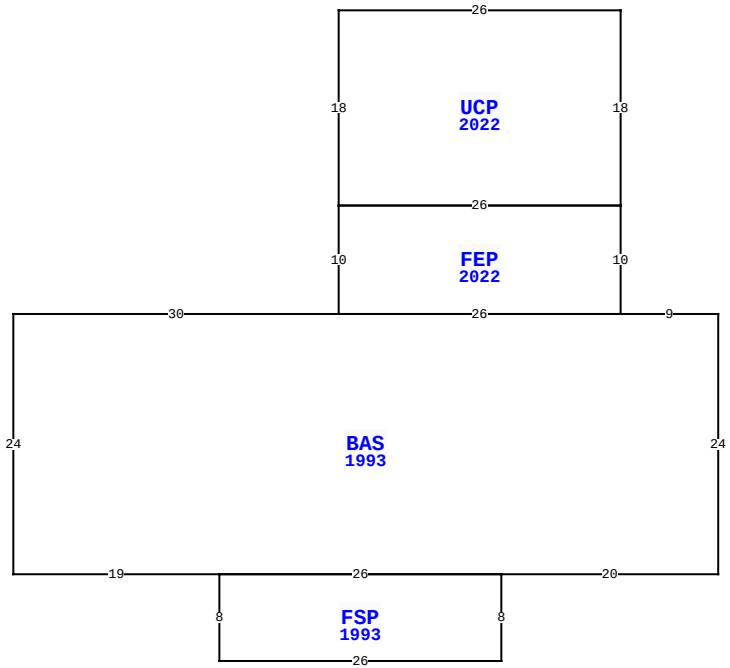
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	37,346
FEP	260	85	221	5,291
FSP	208	60	125	2,993
UCP	468	20	94	2,250
TOTALS	2,496		2,000	47,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,000	114.0000	79.80	159,600	1976	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1781 HX Base Yr



86430 YULEE HILLS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,880
TOTAL MARKET OB/XF VALUE	3,102
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	130,982
SOH/AGL Deduction	43,964
ASSESSED VALUE	87,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,018
TOTAL JUST VALUE	130,982
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,194

R378313 & R378314

76 CATALINA GRANV

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1792/1826	3/30/2012	LE	U	I	11	100
GRANTOR: BYRD IVA L						
GRANTEE: BYRD ROCKY B						
0399/0242	9/01/1983	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W9 W26 W30 S24 E19 E26 E20 N24 $
UCP=[YR=2022;ORIG=-9,-10] N18 W26 S18 E26 $
FEP=[YR=2022;ORIG=-9,0] N10 W26 S10 E26 $
FSP=[YR=1993;ORIG=-46,24] S8 E26 N8 W26 $
.

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	0811	CONCRETE B	0	0	0	0	615.00	SF	5.20	5.20	100	2018	2018	3	97	3,102	

LAND DESCRIPTION

TOTAL OB/XF 3,102

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	0006	RM	150.00	291.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/16/2024 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS