LOT 5
IN OR 1994/789
R359511 & R359512

SKINNER JACOB K
1042 BACANORA CT
RIO RICO, AZ 85648

2025

00-00-30-0840-0005-0000

BUILDING CHARACTERISTICS

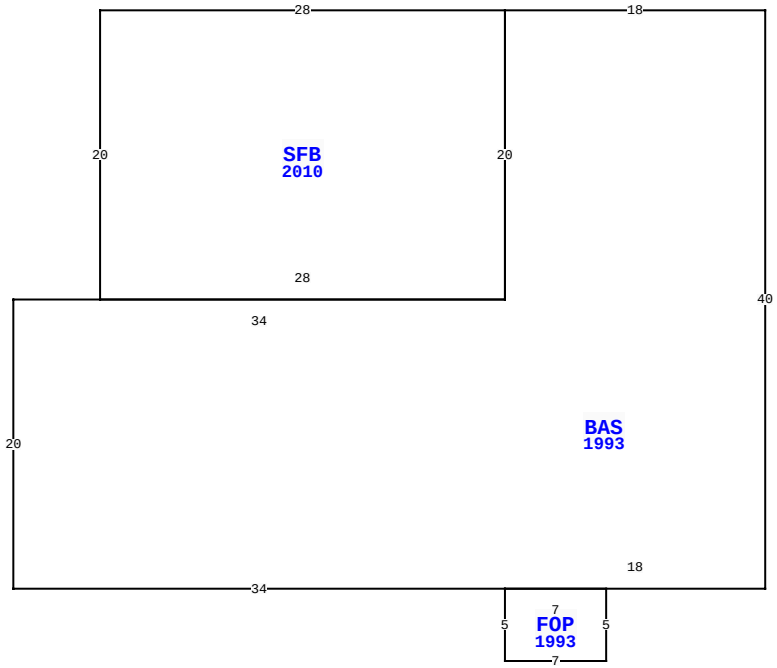
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1993	1,400	32,928
FOP	35	30	1993	10	235
SFB	560	80	2010	448	10,537
TOTALS	1,995			1,858	43,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,858	98.0000	78.40	145,667	1967	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1848 HX Base Yr



801 ADAMS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	43,700
TOTAL MARKET OB/XF VALUE	9,907
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	233,607
SOH/AGL Deduction	98,794
ASSESSED VALUE	134,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,813
TOTAL JUST VALUE	233,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21998	ELEC OTHER	0	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/0789	7/27/2015	WD	U	I	37	50,000
GRANTOR: SKINNER BRIAN K ET AL						
GRANTEE: SKINNER JACOB K						
1964/1856	2/23/2015	FJ	U	I	11	0
GRANTOR: SIPRELL PATRICIA KENN						
GRANTEE: SKINNER BRIAN K ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 SFB=[YR=2010] W28 S20 E28 N20$ S20 W34 S20 E34 FOP=[YR=1993] S5 E7 N5W7$ E18 N40$.

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	0511	GARAGE CB-	0	0	0	0	582.00	SF	24.00	24.00	100	1980	1980	3	30	4,190	
2	0811	CONCRETE B	0	0	0	0	1,621.00	SF	5.20	5.20	100	1990	1990	3	57	4,805	
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800	
4	0751	UOP	0	0	14	4	56.00	SF	10.00	10.00	100	1989	1989	3	20	112	

LAND DESCRIPTION

TOTAL OB/XF 9,907

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	000100	C	RES	0		RSF-	2100.00	165.00	100.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	180,000							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS