PT OF LOT 33 (S-1)
IN OR 976/1049
WIDE ROAD ACRES PB 5/404-406

HOWARD LORRAINE R EST
P O BOX 1737
YULEE, FL 32041-1737

2025

42-2N-27-4487-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

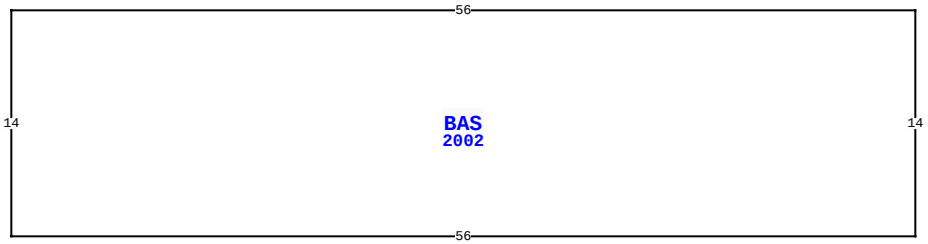
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2002	784	17,612
TOTALS	784			784	17,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	93.6000	74.88	58,706	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,612
TOTAL MARKET OB/XF VALUE	1,524
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	104,136
SOH/AGL Deduction	45,373
ASSESSED VALUE	58,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,763
TOTAL JUST VALUE	104,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0976/1049	3/19/2001	AD	Q	I	01	13,000

GRANTOR: HOWARD MICHAEL
GRANTEE: HOWARD CHARLES R SR

85498 NORTH HARTS RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S14 E56 N14$.

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	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	23	294	
2	0752	USP	0	0	24	12	288.00	SF	15.00	15.00	100	1998	1998	3	25	1,080	
3	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	1998	1998	3	25	150	

LAND DESCRIPTION

TOTAL OB/XF 1,524

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/31/2023 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS