BLOCK 2 LOT 5
IN OR 656 PG 64
R567675 & R567676

WEBB KARL E
85174 RENIA ST
YULEE, FL 32097

2025

42-2N-27-4613-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

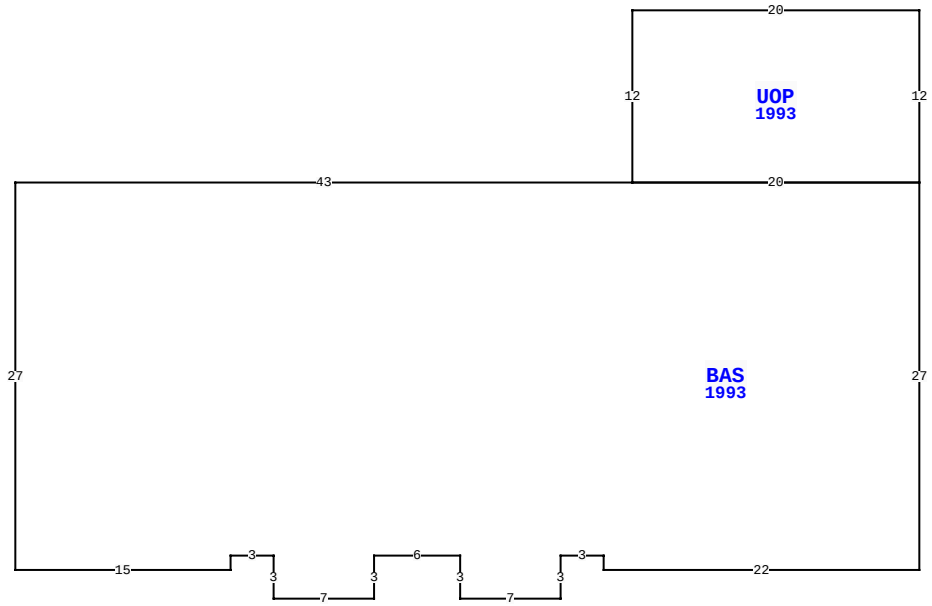
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	48,461
UOP	240	25	1993	60	1,694
TOTALS	1,957			1,777	50,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,777	117.6000	94.08	167,180	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1717 HX Base Yr



85174 RENIA ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,154
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		137,746
SOH/AGL Deduction		85,559
ASSESSED VALUE		52,187
TOTAL EXEMPTION VALUE	HX HB WR	32,187
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		137,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9208	MH MOVE-ON	41,900	02/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0656/0064	4/28/1992	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ETAL

GRANTEE: WEBB KARL & TERRY

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W20 S12 BAS=[YR=1993] W43 S27 E15 N1 E3 S3 E7 N3 E6 S3 E7 N3 E3 S1 E22 N27 W20$ E20 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1993	1993	3	20	72	

LAND DESCRIPTION

TOTAL OB/XF 2,592

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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS