BLOCK 2 LOT 7 IN OR 1297/392
2005 PALM HARB DW/MH
YULEE WOODS #3 PB 5/239

BROWN GREGORY
85122 RENIA STREET
YULEE, FL 32097

**2025**

**42-2N-27-4613-0002-0070**

## 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 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |

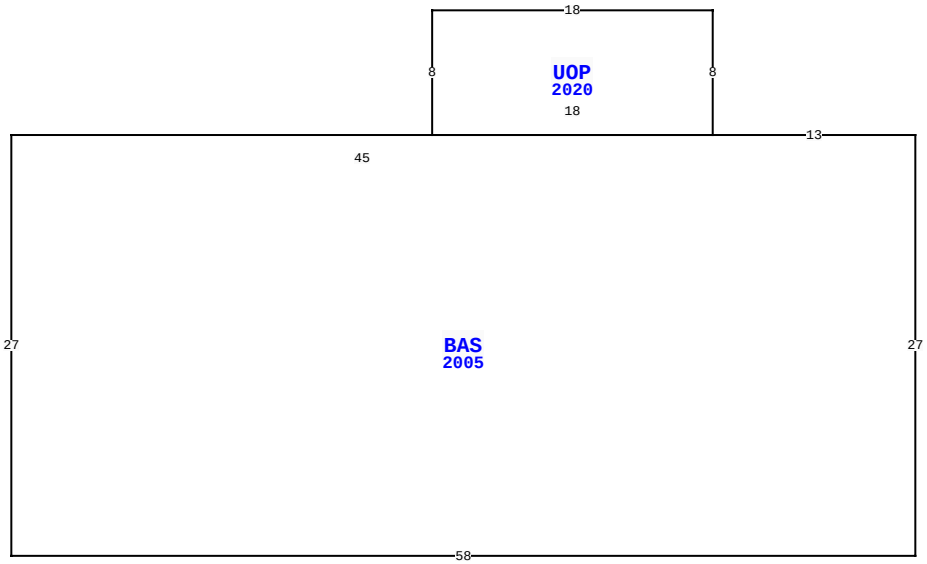
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,566 | 100 | 2005 | 1,566 | 86,543 |
| UOP | 144 | 25 | 2020 | 36 | 1,989 |
| TOTALS | 1,710 | | | 1,602 | 88,532 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,602 | 120.4000 | 102.34 | 163,949 | 2005 | 2005 | 0 | 0 | 0 | 46.00 | 54.00 |

1 M/H 94+ – 100% - 2006 Heated Area: 1566 HX Base Yr 2006




85122 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 | | 88,532 |
| TOTAL MARKET OB/XF VALUE | | 1,574 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 175,106 |
| SOH/AGL Deduction | | 89,723 |
| ASSESSED VALUE | | 85,383 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 34,661 |
| TOTAL JUST VALUE | | 175,106 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,661 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E14312 | ELEC OTHER | 0 | 02/01/2005 |
| M0509180 | MECH OTHER | 0 | 02/01/2005 |
| P0508880 | MH MOVE-ON | 0 | 02/01/2005 |
| MH4517 | MH MOVE-ON | 0 | 01/01/2005 |
| 8393 | MH MOVE-ON | 15,000 | 12/11/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1297/0392 | 2/23/2005 | WD | Q | I | | 50,000 |
| GRANTOR: STRATTON LARRY S & JA | | | | | | |
| GRANTEE: BROWN GREGORY | | | | | | |
| 0767/0088 | 7/31/1996 | WD | Q | I | 01 | 100 |
| GRANTOR: MILLER TAMMY K | | | | | | |
| GRANTEE: STRATTON LARRY S & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W13 UOP=[YR=2020] N8 W18 S8 E18$W45 S27 E58 N27 $ .

## 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 | 1242 | WD DECK A | 0 | 100 | 8 | 20 | 192.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 82 | 1,574 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,574

| 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 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS