

PT LOT 32 IN OR 673/705
(EX ESMT IN OR 630/47 & EX
UTIL ESMT IN OR 1228/1009)

GREEN BARBARA L/E/
8 ASHFORD LAKES DR
ORMOND BEACH, FL 32174

2025

42-3N-28-5080-0032-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC		4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2025	1,560	181,158

TOTALS	1,560			1,560	181,158
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0510	GARAGE WD-	0 100	26 26	676.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0008

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,560	138.0000	117.30	182,988	2024	2024	0	0
1 M/H 94+ - 100% - 2025					Heated Area: 1560		HX Base Yr 1972		

26

BAS
2025

26

97079 ADDISON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
3,170									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		181,158	
TOTAL MARKET OB/XF VALUE		3,170	
TOTAL LAND VALUE - MARKET		246,500	
TOTAL MARKET VALUE		430,828	
SOH/AGL Deduction		190,385	
ASSESSED VALUE		240,443	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		184,721	
TOTAL JUST VALUE		430,828	
NCON VALUE		181,158	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240007673	2024 CHAMPION DOU	0	06/28/2024
MH240006044	2024 CHAMPION DOU	0	05/20/2024
B23687	XF0B	316	06/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2688/1324	1/08/2024	WD	U	I	11	100	
GRANTOR: GREEN BARBARA							
GRANTEE: MOORE WANDA EILEEN							
0673/0705	1/06/1993	QC	Q	I	01	100	
GRANTOR: GREEN NATHANIEL JR							
GRANTEE: GREEN BARBARA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=10,10] E60 S26 W60 N26 \$									