BLOCK 8 LOT 24
MH/ID FDGA4DU2639 &
FDGA4DX2639

TRAINER MARK
24328 ASBURY DR
DENTON, MD 21629

2025

43-2N-27-4622-0008-0240

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	DIST 01 100
Quality	02	Quality Level 02

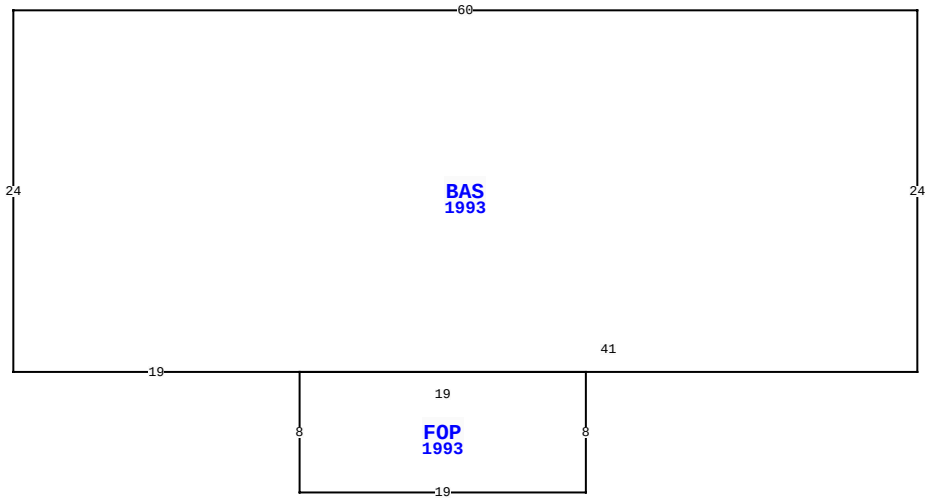
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	18,901
FOP	152	30	1993	46	604
TOTALS	1,592			1,486	19,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,486	82.0400	65.63	97,526	1982	1982	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



85103 PHILLIPS RD, 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	19,505
TOTAL MARKET OB/XF VALUE	1,715
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	106,220
SOH/AGL Deduction	10,490
ASSESSED VALUE	95,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,730
TOTAL JUST VALUE	106,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/1271	6/10/2021	WD	Q	I	01	80,000
GRANTOR: REED HARRY R & DAVID						
GRANTEE: TRAINER MARK						
0986/1342	5/16/2001	WD	Q	I	06	35,000
GRANTOR: MINIX GARY						
GRANTEE: REED HARRY & DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E19 FOP=[YR=1993] S8 E19 N8 W19 $ E41 N24 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 1,715

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	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