

PT OF UNNUMBERED TRACT IN
OR 1480/964
SUB OF GOVT LOT 9 IN

FENT CAROLYN S
75209 RANDY ROAD
YULEE, FL 32097

2026

14-2N-26-4280-0002-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	43,127
DCK	9	15	1993	1	35
DCK	20	15	1993	3	104
UOP	128	25	1993	32	1,106
TOTALS	1,405			1,284	44,371

EXTRA FEATURES	
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L N	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	0940	SHEDS/PORT	0	0	10	8			30.00	100	1992	1992	3	20	480	
2	0511	GARAGE CB-	0	0	24	26			40.00	100	1994	1994	3	64	15,974	

LAND DESCRIPTION			TOTAL OB/XF 16,454													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0005	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,284	135.5200	115.19	147,904	1992	1992	0	0	0	70.00
1 M/H 93- 0% - 0 Heated Area: 1248 HX Base Yr											

BLD DATE	02/27/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

75209 RANDY RD, YULEE	
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TOTAL OB/XF 16,454																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0005	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,371
TOTAL MARKET OB/XF VALUE		16,454
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		120,825
SOH/AGL Deduction		13,279
ASSESSED VALUE		107,546
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		107,546
TOTAL JUST VALUE		120,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00927	XFOB	10,608	04/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1480/0964	2/22/2007	WD	Q	I		135,000	
GRANTOR: SLOAN MARVIN & JANINA							
GRANTEE: FENT CAROLYN S							
1037/0042	2/12/2002	QC	Q	I	06	100	
GRANTOR: WEINBERG JAMES D							
GRANTEE: WEINBERG JANINA TAM							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W48 S26 E48 N5 UOP=[YR=1993] E8 N5 DCK=[YR=1993] E4 N5 W4 S5\$ N11 W3 DCK=[YR=1993] N3 W3 S3 E3\$ W5 S16\$ N21\$.																