

COMPANION ROBERT A & ANA M
85164 SARA ROAD
YULEE, FL 32097

43-2N-27-4648-0001-0140

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10004DIST 01 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,15210019931,15236,191FSP132601993792,482TOTALS1,2841,23138,673EXTRA FEATURES85164 SARA RD, YULEE

MARKET ADJUSTMENTS

TYPEDLMEFF. AREA10820021,231123.2000EFF. BASE RATE104.72REPL. COST NEW128,910AYB1986EYB1986ECON0FNCT0NORM070.00% COND30.00Heated Area: 1152HX Base YrFSP1993BAS1993

NASSAU COUNTY PROPERTY

PAGE 1 of 14VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE38,673TOTAL MARKET OB/XF VALUE14,053TOTAL LAND VALUE - MARKET90,000TOTAL MARKET VALUE142,726SOH/AGL Deduction91,905ASSESSED VALUE50,821TOTAL EXEMPTION VALUEHX HB DX30,821BASE TAXABLE VALUE20,000TOTAL JUST VALUE142,726NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE134,233SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE0453/03965/01/1985WDQV9,200GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FSP=[YR=1993] N11 W12 S11 E12 \$ W41 S24 E48 N24 \$.

LAND DESCRIPTION

TOTAL OB/XF14,053

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSLNUT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006OR0.000.001.00LT1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS