

PT OF LOTS 17 & 16 (S-3 & S-4)
IN OR 1283/1083
1976 DEEP SOUTH DW/MH &

SEAY JAMES B & PAULA
76831 WILDWOOD ROAD
YULEE, FL 32097-1675

2023

11-1N-24-2180-0017-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 4									
Exterior Wall	26	AL SIDING 100	0820	02	1,540	108.0000	70.20	108,108	1975	1975	0	0	70.00	30.00	VALUATION BY									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0												Heated Area: 1464									
Roof Cover	01	MINIMUM 100													HX Base Yr									
Interior Wall	04	PLYWOOD 100																						
Interior Floop	14	CARPET 100																						
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	06	DIST 1D 100																						
Quality			03	Quality Level 03																				
DOR CODE			0200 MOBILE HOME																					
MAP NUM			MKT AREA 09																					
NEIGHBORHOOD/LOC			8005.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,464	100	1,464	30,832																				
FOP	96	30	29	611																				
UOP	187	25	47	990																				
TOTALS			1,747	1,540	32,432																			
EXTRA FEATURES			447376 US HWY 301, CALLAHAN																					
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								
2	0350	CARPORT WD	0	0	29	33			957.00	SF	13.00	13.00	100	1975	1975	3	20	2,488						
4	0681	POLE SHED	0	0	22	22			484.00	SF	15.00	15.00	100	1960	1960	3	20	1,452						
5	0940	SHEDS/PORT	0	0	8	12			96.00	SF	20.10	20.10	100	1980	1980	3	20	386						
6	0811	CONCRETE B	0	0	0	0			608.00	SF	5.20	5.20	100	1990	1990	3	62	1,960						
7	0811	CONCRETE B	0	0	0	0			870.00	SF	5.20	5.20	100	2002	2002	3	83	3,755						
8	0940	SHEDS/PORT	0	0	8	8			64.00	SF	18.30	18.30	100	2005	2005	3	27	316						
LAND DESCRIPTION																								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	25,000.00	25,000.00	106,500							
REVIEW DATE 01/29/2019 BY TWA Total Acres: 4.26 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 08/02/2023 BY SYS																								

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/1083	12/23/2004	WD	Q	I		180,000

GRANTOR: ADAMS MICHAEL R & PHY
GRANTEE: SEAY JAMES B & PAUL
0179/0474 1/01/1974 WD Q I 6,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=2005] N8 W12 S8 E12\$ W54 S24 E27
UOP=[YR=1993] S11 E17 N11 W17\$ E34 N24\$.

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 60		
Interior Floor	08	SHT VINYL 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	09
NEIGHBORHOOD/LOC		8005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	416	9,443
BAS	732	100	732	16,615
UOP	220	25	55	1,248

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,203	116.4000	75.66	91,019	1972	1983	0	0	70.00	30.00

2 M/H 93- - 0% - 0

Heated Area: 1148

HX Base Yr

The diagram shows a floor plan with three distinct areas labeled in blue text:

- BAS 2004**: A large rectangular area at the top left with a width of 61 and a height of 12.
- BAS 1996**: A rectangular area on the right side with a width of 23 and a height of 12.
- UOP 1996**: A rectangular area at the bottom left with a width of 15 and a height of 12.

Connecting lines and dimensions:

- A horizontal line of length 23 connects the left side of BAS 2004 to the left side of UOP 1996.
- A vertical line of length 12 connects the bottom of BAS 2004 to the top of UOP 1996.
- A horizontal line of length 10 connects the right side of UOP 1996 to the left side of a central vertical line.
- A vertical line of length 8 connects the top of the central vertical line to the bottom of a horizontal line of length 5.
- A horizontal line of length 20 connects the right side of the central vertical line to the left side of BAS 1996.
- A horizontal line of length 38 connects the right side of BAS 2004 to the right side of BAS 1996.

BLD DATE	05/29/2008	JH	LGL DATE	
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 4																						
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD																											
Exterior Wall	30	VINYL 100	0800	02	924	117.2000	82.04	75,805	1998	1998	0	0	56.00	44.00	Tax Group: 6	Tax Dist:																										
Roof Structur	03	GABLE/HIP 100	4 M/H 94+ - 0% - 0										Heated Area: 924										HX Base Yr																			
Roof Cover	05	COMP SHNGL 100	66 14 14 66 BAS 2007																				BUILDING MARKET VALUE										110,750									
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE										10,357									
Interior Floo	14	CARPET 80																					TOTAL LAND VALUE - MARKET										106,500									
Interior Floo	08	SHT VINYL 20																					TOTAL MARKET VALUE										227,607									
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction										71,915									
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE										155,692									
Bedrooms		3 100																					TOTAL EXEMPTION VALUE										0									
Bathrooms		2 100																					BASE TAXABLE VALUE										155,692									
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE										227,607									
Stories	1.	1. 100																					NCON VALUE										0									
Units		0 100											INCOME VALUE																													