IN OR 2234/1283
(EX OR 2213/1499)
FPL ESMT IN OR 1635/1814

PARRISH PAUL CHRISTOPHER
96181 YAHTZEE LANE
YULEE, FL 32097

2023

38-3N-28-0000-0001-0010

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

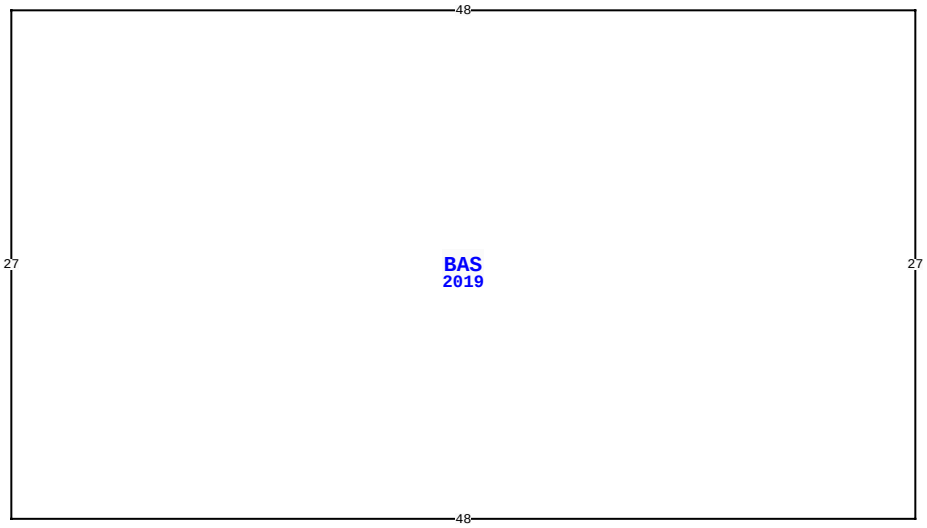
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	122,494
TOTALS	1,296		1,296	122,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	139.2000	97.44	126,282	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 1296 HX Base Yr 2020



96181 YAHTZEE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		122,494
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		239,494
SOH/AGL Deduction		89,327
ASSESSED VALUE		150,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,167
TOTAL JUST VALUE		239,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH189369	CO ISSUED	0	04/05/2019
MH189369	MH MOVE-ON	0	12/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2234/1283	10/25/2018	QC	U	V	11	100
GRANTOR: BOWDEN DONNA M						
GRANTEE: BOWDEN DONA M & PAU						
2112/1536	5/08/2015	QC	U	I	11	100
GRANTOR: WRIGHT LEITHA L						
GRANTEE: BOWDEN DONNA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W48 S27 E48 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100			0.00	0.00	1.17	AC		1.00	1.00	1.25	80,000.00	100,000.00	117,000							

REVIEW DATE 12/11/2019 BY KWX Total Acres: 1.17 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/02/2023 BY SYS