IN OR 1483/1786
R788250 & R788251

GILL JERRY L & PAMELA S
96192 YAHTZEE RD
YULEE, FL 32097

2023

38-3N-28-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	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	04	DIST 01 100
Quality	03	Quality Level 03

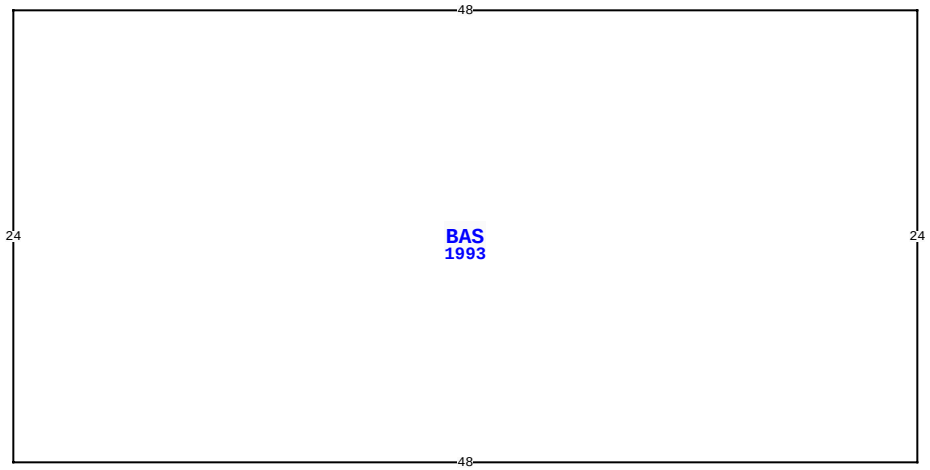
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	32,498
TOTALS	1,152		1,152	32,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	124.0000	80.60	92,851	1984	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



96228 YAHTZEE LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	32,498
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	92,898
SOH/AGL Deduction	43,518
ASSESSED VALUE	49,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,380
TOTAL JUST VALUE	92,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5072	CO ISSUED	0	06/01/2008
MH5072	MH MOVE-ON	0	06/01/2008
P13240	OTHER	0	06/01/2008
M13825	MECH OTHER	0	05/01/2008
E20795	ELEC OTHER	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1786	3/09/2007	WD	U	V	01	100
GRANTOR: GILL JERRY L & PAMELA						
GRANTEE: GILL JERRY L & PAME						
0293/0621	6/01/1979	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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
2	1242	WD DECK A	0	0	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	000102	C	SFR/MH	0		RMH	0.00	0.00	0.50	AC		1.00	1.00	1.50	80,000.00	120,000.00	60,000							

REVIEW DATE 10/24/2019 BY KWA Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS