IN OR 1483/1788
1995 HIGH DW/MH

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

2023

38-3N-28-0000-0002-0090

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	0	0 100
Units		0 100
Quality	04	Quality Level 04

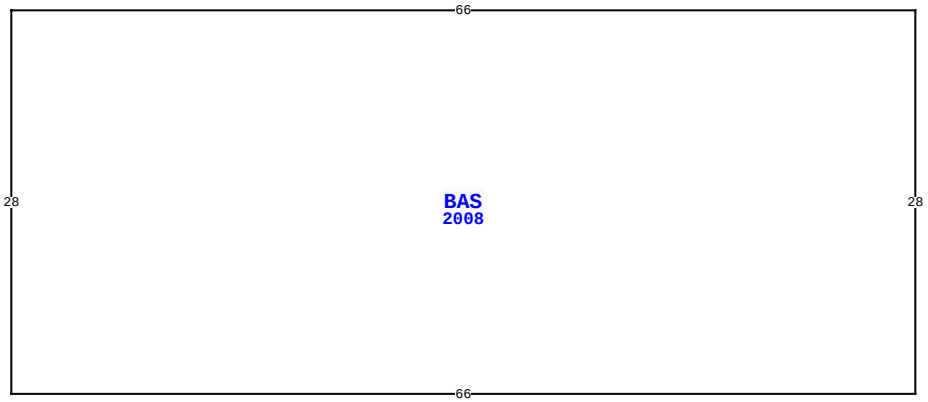
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	57,772
TOTALS	1,848		1,848	57,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	127.6000	89.32	165,063	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2010 Heated Area: 1848 HX Base Yr 2010



96192 YAHTZEE LN, YULEE

BLD DATE	05/14/2009 RK	LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,772
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		58,800
TOTAL MARKET VALUE		116,892
SOH/AGL Deduction		59,336
ASSESSED VALUE		57,556
TOTAL EXEMPTION VALUE	HX HB	32,556
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1788	3/09/2007	WD	U	I	01	100

GRANTOR: GILL JERRY L & PAMELA
GRANTEE: GILL JERRY L & PAME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S28 E66 N28 $.

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
1	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	50	320	

LAND DESCRIPTION

TOTAL OB/XF 320

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	100		RMH	0.00	0.00	0.49	AC		1.00	1.00	1.50	80,000.00	120,000.00	58,800							

REVIEW DATE 10/24/2019 BY KWA Total Acres: 0.49 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 08/02/2023 BY SYS