PT FRAC SEC 38
IN OR 1639/376
2010 FLTW DW/MH

NETTLES LARRY & SUSAN B
96185 YAHTZEE LN
YULEE, FL 32097

2023

38-3N-28-0000-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

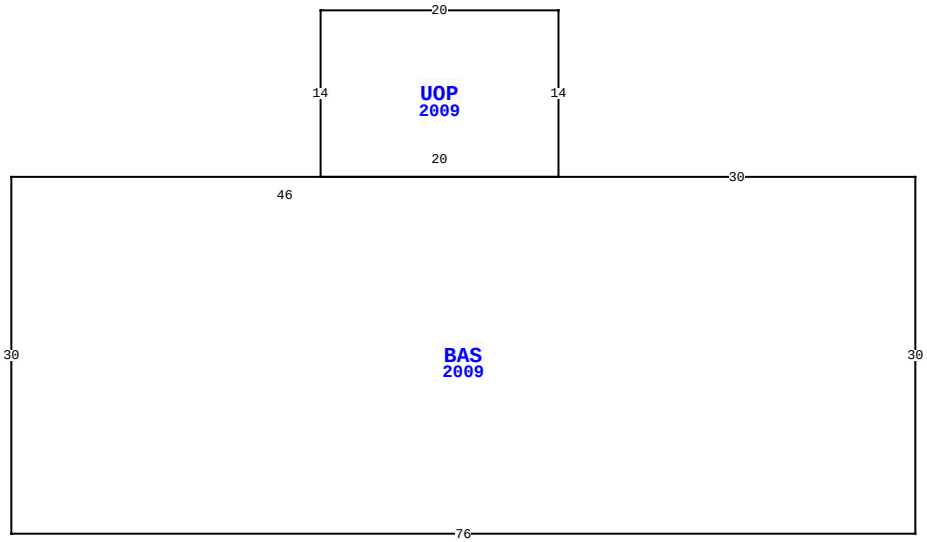
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	123,033
UOP	280	25	70	3,777
TOTALS	2,560		2,350	126,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,350	116.8000	81.76	192,136	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



96185 YAHTZEE LN, YULEE

BLD DATE	08/03/2015 KK	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		126,810
TOTAL MARKET OB/XF VALUE		12,102
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		218,912
SOH/AGL Deduction		95,961
ASSESSED VALUE		122,951
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,951
TOTAL JUST VALUE		218,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703112	H/AC	0	05/01/2017
E23262	ELEC OTHER	0	02/01/2011
B23475	ADDITION	10,604	04/01/2010
B23476	XFOB	14,388	04/01/2010
C5198	CO ISSUED	0	09/15/2009
MH5198	MH MOVE-ON	0	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1639/0376	9/09/2009	WD	Q	I	02	177,500
GRANTOR: T S FUNDING INC						
GRANTEE: NETTLES LARRY & SUS						
1621/1647	5/26/2009	WD	Q	V	01	34,900
GRANTOR: MANNING LARRY & TRISH						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W30 UOP=[YR=2009] N14 W20 S14 E20 $ W46 S30 E76 N30 $.

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	0940	SHEDS/PORT	0	100	11	32	352.00	SF	20.10	20.10	100	2010	2010	3	50	3,538	
2	0681	POLE SHED	0	100	32	14	448.00	SF	15.00	15.00	100	2011	2011	3	68	4,570	
3	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	2015	2015	3	96	3,994	

LAND DESCRIPTION

TOTAL OB/XF 12,102

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		RMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/11/2016 BY KWX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS