LOTS 4 & 5
R622397 & R622399
LITTLE ST MARYS EST 1 PB 5/280

HARRIS WILLIAM K & DONNA MARIE
152925 COUNTY RD 108
YULEE, FL 32097

2023

40-3N-25-1250-0004-0000

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	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

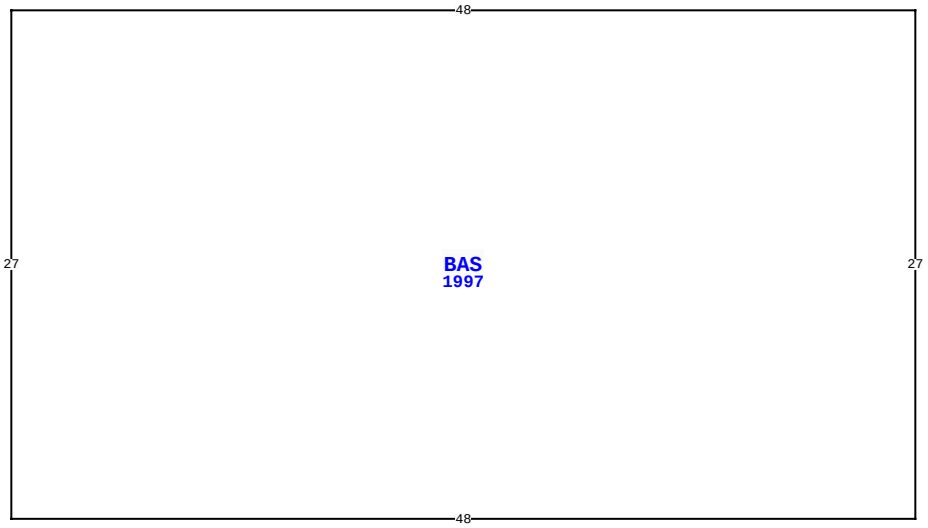
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	91,549
TOTALS	1,296		1,296	91,549

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	140.1600	98.11	127,151	1997	2012	0	0	0	28.00	72.00

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



152925 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,549
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	149,880
TOTAL MARKET VALUE	241,429
SOH/AGL Deduction	83,515
ASSESSED VALUE	157,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,914
TOTAL JUST VALUE	241,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971930	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0038	9/13/2021	WD	Q	I	01	180,000
GRANTOR: MORGAN WAYNE & SHERI						
GRANTEE: HARRIS WILLIAM K &						
2051/0517	5/23/2016	SW	U	I	12	79,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: MORGAN WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] 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	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	009900	C	AC NON-AG	0			0.00	0.00	7.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	114,880							

REVIEW DATE 09/19/2018 BY KBA Total Acres: 8.18 Total Land Value: 149,880 Market: 0 Agricultural: 0 Common: 149,880 PRINTED 08/02/2023 BY SYS