

IN OR 2265/1909
EX R/W IN OR 860/1120
ESMT OR 543/1265 EX 5-14

MASON GEORGE & SYDELL
153024 CR 108
YULEE, FL 32097

2023

44-3N-26-0000-0005-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

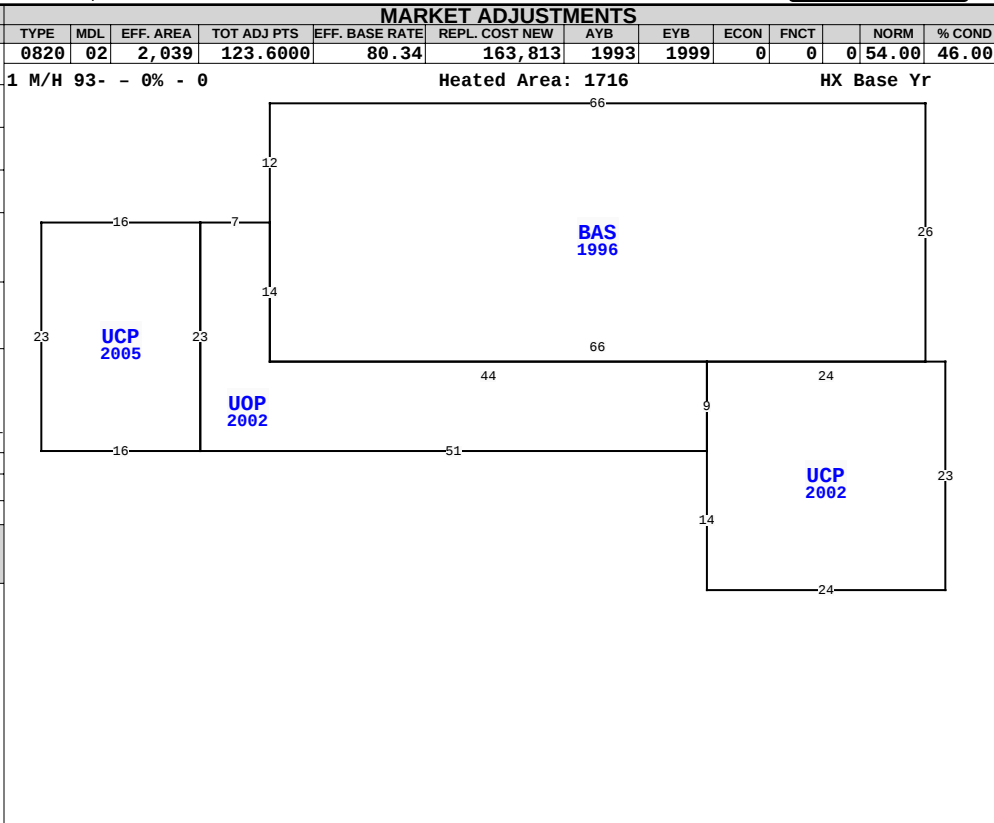
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	63,417
UCP	552	20	110	4,065
UCP	368	20	74	2,735
UOP	557	25	139	5,137

TOTALS	3,193	2,039	75,354
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	576
2	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	288
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	128
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	480
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	2,660

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.13	AC	
2	006005	A	PAST/GRAZE	0			0.00	0.00	5.00	AC	
3	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00	AC	

REVIEW DATE	02/03/2017	BY	KB
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153032 CR 108, YULEE	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
4,132											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		75,354	
TOTAL MARKET OB/XF VALUE		4,132	
TOTAL LAND VALUE - MARKET		130,850	
TOTAL MARKET VALUE		132,536	
SOH/AGL Deduction		23,130	
ASSESSED VALUE		109,406	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		109,406	
TOTAL JUST VALUE		210,336	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		109,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15136	OTHER	0	04/01/2005
MH96581	MH MOVE-ON	0	03/01/1997
961581	MH MOVE-ON	0	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2265/1909	3/29/2019	WD	Q	I	01
GRANTOR: WILSON WILLIAM					
GRANTEE: MASON GEORGE & SYDE					
2141/1616	8/11/2017	WD	U	I	12
GRANTOR: THE HUNTINGTON NATION					
GRANTEE: WILSON WILLIAM					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1996] W66 S12 UOP=[YR=2002] W7 UCP=[YR=2005] W16 S23 E16 N23\$ S23 E51 UCP=[YR=2002] S14 E24 N23 W24 S9 \$ N9 W44 N14\$ S14 E66 N26\$.					

Total Acres: 6.13	Total Land Value: 53,050	Market: 80,000	Agricultural: 2,200	Common: 50,850	PRINTED 08/02/2023 BY SYS
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