

LOTS 9 & 10 IN OR 1078/746
ESMT OR 1117/1478
1980 DW/MH STAR &

ENNIS JAMES
96078 ENNIS LANE
YULEE, FL 32097

2023

44-3N-28-5050-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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	1,560	100	1,560	35,470
UOP	192	25	48	1,091
UOP	32	25	8	182

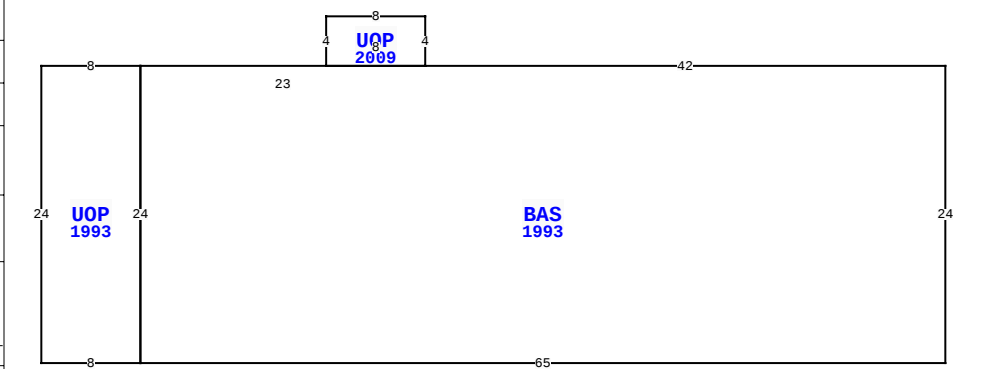
TOTALS	1,784	1,616	36,743
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2017
5	0510	GARAGE WD-	0 100	20	10	200.00	SF	35.00	35.00	100	2017
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.90	AC	1.00

REVIEW DATE	12/27/2017	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,616	116.6000	75.79	122,477	1979	1979	0	0	0 70.00	30.00
1 M/H 93- - 0% - 2004				Heated Area: 1560				HX Base Yr 2004			



96078 ENNIS LN, YULEE	BLD DATE	LGL DATE	06/20/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
4	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2017	2017	3	82	3,280	
5	0510	GARAGE WD-	0 100	20	10	200.00	SF	35.00	35.00	100	2017	2017	3	87	6,090	
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

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1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.90	AC	1.00

REVIEW DATE	12/27/2017	BY	KW
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 3	
STANDARD											
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										150,891	
TOTAL MARKET OB/XF VALUE										15,370	
TOTAL LAND VALUE - MARKET										197,200	
TOTAL MARKET VALUE										363,461	
SOH/AGL Deduction										187,430	
ASSESSED VALUE										176,031	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										121,031	
TOTAL JUST VALUE										363,461	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										276,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704968	GARAGE	13,530	09/01/2017
MHU5341	CO ISSUED	0	05/31/2011
E23418	NEW CONSTR	0	04/01/2011
MH5341	MH MOVE-ON	0	04/01/2011
M16131	H/AC	0	04/01/2011
P14756	NEW CONSTR	0	04/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1078/0746	9/03/2002	WD	Q	I		120,000			
GRANTOR:WILLIS JOHN J									
GRANTEE:ENNIS JAMES & KATIE									
0686/1957	8/20/1993	WD	U	I	10	17,900			
GRANTOR:SHEFFIELD WILLIAM F									
GRANTEE:WILLIS JOHN & JOY									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42UOP=[YR=2009] N4 W8 S4 E8 \$ W23											
UOP=[YR=1993] W8 S24 E8 N24 \$ S24 E65 N24\$.											

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