LOT 15
YULEE PARK #2 PB 5/60

HUNKIN JORDAN
851098 US HWY 17
YULEE, FL 32097

2023

50-3N-27-4781-0015-0000

BUILDING CHARACTERISTICS

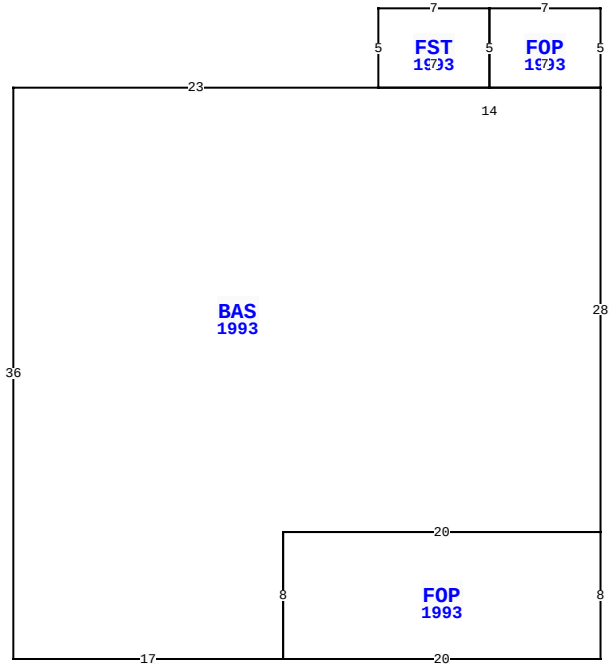
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	116,699
FOP	35	30	10	995
FOP	160	30	48	4,780
FST	35	55	19	1,892
TOTALS	1,402		1,249	124,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,249	134.5500	121.43	151,666	1986	1986	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1172 HX Base Yr 2022



851098 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		156,782
TOTAL MARKET OB/XF VALUE		24,155
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		260,937
SOH/AGL Deduction		51,188
ASSESSED VALUE		209,749
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		154,749
TOTAL JUST VALUE		260,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23986	ADDITION	57,990	10/01/2010
E22996	NEW CONSTR	0	10/01/2010
0167	CARPORT	2,560	04/01/1993
9219	MH MOVE-ON	23,000	03/11/1993
7162	MH MOVE-ON	2,000	03/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/1780	11/17/2021	WD	Q	I	05	325,000
GRANTOR: MASON LARRY & MARION						
GRANTEE: HUNKIN JORDAN						
2313/1014	10/17/2019	LE	U	I	11	100
GRANTOR: MASON LARRY & MARION						
GRANTEE: MASON JOHN B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W7 FST=[YR=1993] W7 S5 BAS=[YR=1993] W23 S36 E17 FOP=[YR=1993] E20 N8 W20 S8$ N8 E20 N28 W14$ E7 N5$ S5 E7 N5$.

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
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1992	1992	3	20	360	
3	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	1986	1986	3	20	240	
4	0812	CONCRETE C	0	100	0	0	6,012.00	SF	4.00	4.00	100	1996	1996	3	73	17,555	
5	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 24,155

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/21/2017 BY SB Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

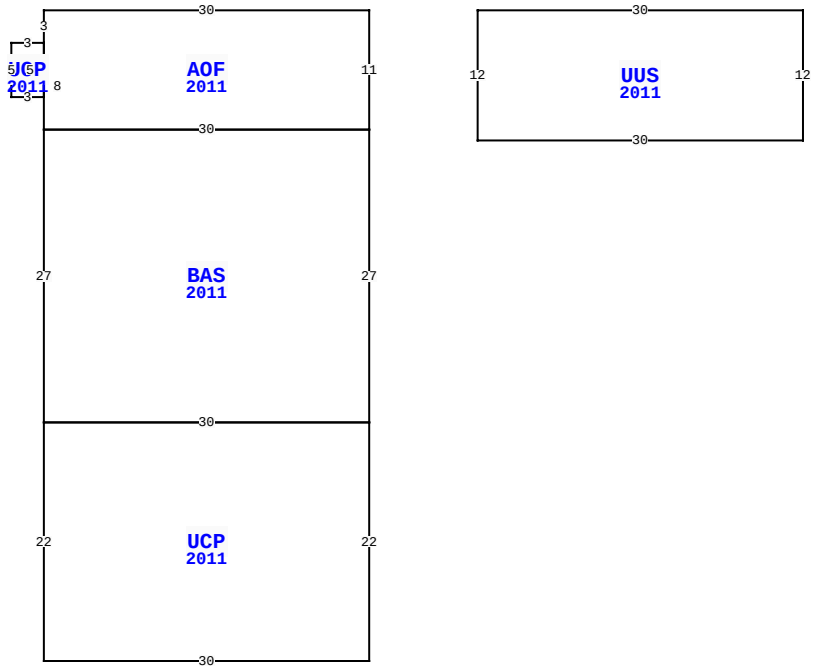
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	330	110	363	7,908
BAS	810	100	810	17,645
UCP	660	20	132	2,875
UOP	15	20	3	65
UUS	360	50	180	3,921
TOTALS	2,175		1,488	32,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,488	71.5530	25.04	37,260	2011	2011	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 2022 Heated Area: 1140 HX Base Yr 2022



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2313/1014	10/17/2019	LE	U	I	11	100
GRANTOR: MASON LARRY & MARION						
GRANTEE: MASON JOHN B						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2011] W30 S3 UOP=[YR=2011] W3 S5 E3 N5$ S8
BAS=[YR=2011] S27 UCP=[YR=2011] S22 E30 N22 W30$ E30 N27
W30$ E30 N11$ PTR=E10 UUS=[YR=2011] E30 S12 W30 N12$W10$.

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

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