IN OR 1692/1919
RP 1877 & 1878 & 1987 GLEN/DW
EX 29-23 29-24 & 29-25

MANNING JAMES FRANKLIN & PATSY E
85533 CLAXTON ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0029-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

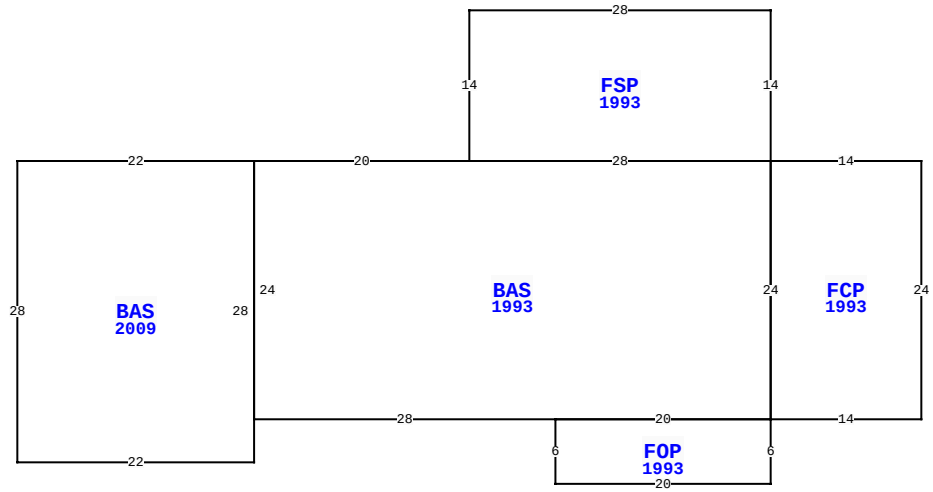
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,047
BAS	616	100	616	14,462
FCP	336	25	84	1,972
FOP	120	30	36	845
FSP	392	60	235	5,517
TOTALS	2,616		2,123	49,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,123	120.4000	78.26	166,146	1970	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1768 HX Base Yr



96308 LANG RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,127
TOTAL MARKET OB/XF VALUE	9,455
TOTAL LAND VALUE - MARKET	335,421
TOTAL MARKET VALUE	421,003
SOH/AGL Deduction	44,478
ASSESSED VALUE	376,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,525
TOTAL JUST VALUE	421,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1692/1919	8/09/2010	WD	U	I	38	150,000
GRANTOR: AUSTIN CAROLLA						
GRANTEE: MANNING JAMES FRANK						
1686/0767	6/30/2010	QC	U	I	11	100
GRANTOR: AUSTIN ROY & ELISHA						
GRANTEE: AUSTIN CAROLLA						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W14 FSP=[YR=1993] N14 W28 S14 BAS=[YR=1993] W20 BAS=[YR=2009] W22 S28 E22 N28 $ S24 E28 FOP=[YR=1993] S6 E20 N6 W20 $ E20 N24 W28 $ E28 $ S24 E14 N24 $.

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
4	0300	BOAT DCK W	0	0	4	33	132.00	SF	40.00	40.00	100	1988	1988	3	56	2,957	
9	1242	WD DECK A	0	0	18	10	180.00	SF	10.00	10.00	100	2010	2010	3	50	900	
10	0940	SHEDS/PORT	0	0	15	14	210.00	SF	30.00	30.00	100	2010	2010	3	50	3,150	
11	0681	POLE SHED	0	0	17	15	255.00	SF	15.00	15.00	100	2010	2010	3	64	2,448	

LAND DESCRIPTION

TOTAL OB/XF 9,455

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	000130	C	SFR WATER	0		RMH	123.00	420.00	123.00	FF	6	1.01	1.00	1.01	2,700.00	2,727.00	335,421							

REVIEW DATE 11/29/2018 BY KW Total Acres: 0.00 Total Land Value: 335,421 Market: 0 Agricultural: 0 Common: 335,421 PRINTED 08/02/2023 BY SYS

IN OR 1692/1919
RP 1877 & 1878 & 1987 GLEN/DW
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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 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
Quality	03	Quality Level 03

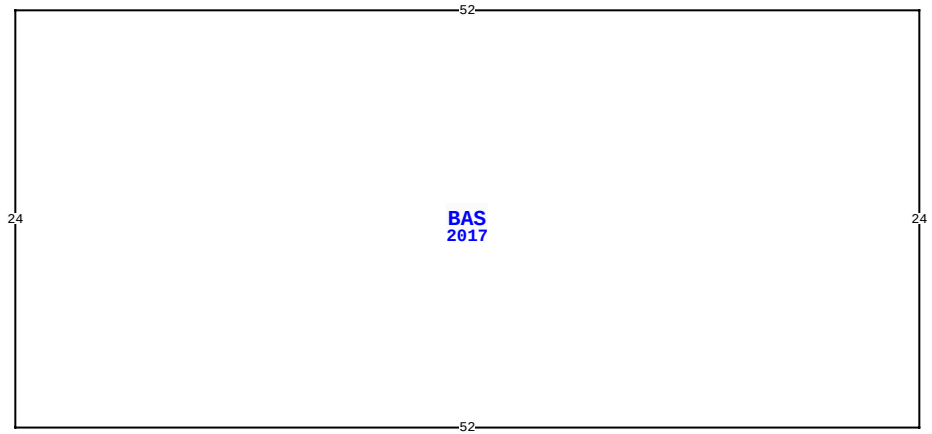
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	26,283
TOTALS	1,248		1,248	26,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	108.0000	70.20	87,610	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



96308 LANG RD, YULEE

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1686/0767	6/30/2010	QC	U	I	11	100
GRANTOR: AUSTIN ROY & ELISHA						
GRANTEE: AUSTIN CAROLLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S24 E52 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/29/2018 BY KW Total Acres: 0.00 Total Land Value: 335,421 Market: 0 Agricultural: 0 Common: 335,421 PRINTED 08/02/2023 BY SYS