PT WILLIAM G CHRISTOPHER GRANT
IN OR 2141/1524
SEC 50-3N-28E

REHM JOSEPH M SR & DEBORAH D
96227 FREEMAN ROAD
YULEE, FL 32097

2023

50-3N-28-0000-0039-0040

BUILDING CHARACTERISTICS

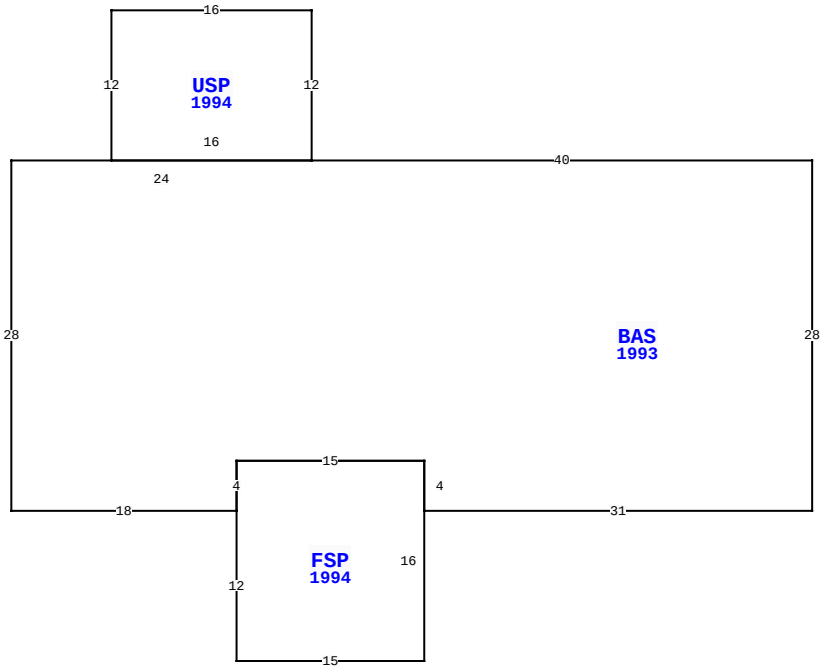
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,732	100	1,732	41,610
FSP	240	60	144	3,460
USP	192	50	96	2,306
TOTALS	2,164		1,972	47,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,972	123.2000	80.08	157,918	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1732 HX Base Yr 2018



96227 FREEMAN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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		57,624
TOTAL MARKET OB/XF VALUE		8,228
TOTAL LAND VALUE - MARKET		196,560
TOTAL MARKET VALUE		262,412
SOH/AGL Deduction		163,701
ASSESSED VALUE		98,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,711
TOTAL JUST VALUE		262,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01019	XFOB	1,500	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2141/1524	8/22/2017	QC	U	I	11	100
GRANTOR: REHM DEBORAH D						
GRANTEE: REHM JOSEPH M SR &						
1947/1766	11/13/2014	QC	U	I	11	100
GRANTOR: WINGATE M LUCILLE						
GRANTEE: REHM DEBORAH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 USP=[YR=1994] N12 W16 S12 E16 $ W24 S28 E18
FSP=[YR=1994] S12 E15 N16 W15 S4$ N4 E15 S4 E31 N28 $.

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	40	34	1,360.00	SF	15.00	15.00	100	1982	1982	3	20	4,080	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0811	CONCRETE B	0	100	22	27	594.00	SF	5.20	5.20	100	1989	1989	3	59.5	1,838	

LAND DESCRIPTION

TOTAL OB/XF 8,228

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	000102	C	SFR/MH	100		RS-1	0.00	0.00	3.78	AC		1.00	1.00	0.65	80,000.00	52,000.00	196,560							

REVIEW DATE 01/12/2023 BY DJA Total Acres: 3.78 Total Land Value: 196,560 Market: 0 Agricultural: 0 Common: 196,560 PRINTED 08/02/2023 BY SYS

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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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

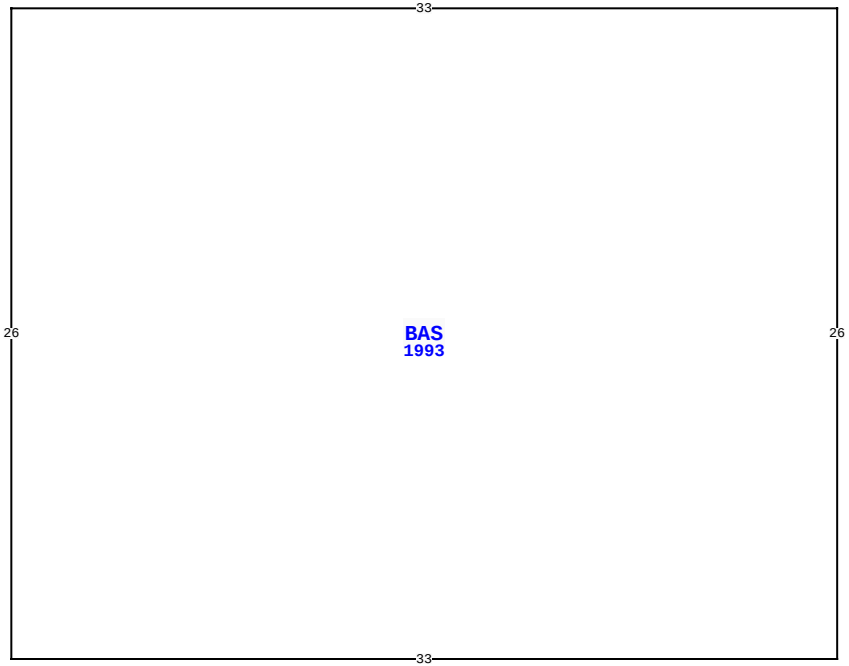
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100	858	10,249
TOTALS	858		858	10,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	858	68.2500	23.89	20,498	1988	1988	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2018 Heated Area: 858 HX Base Yr 2018



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GRANTOR: WINGATE M LUCILLE						
GRANTEE: REHM DEBORAH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S26 E33 N26$.

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 01/12/2023 BY DJA Total Acres: 3.78 Total Land Value: 196,560 Market: 0 Agricultural: 0 Common: 196,560 PRINTED 08/02/2023 BY SYS