IN OR 2084/78
2006 GENA DW/MH

SHOWERS FRANKLIN E & MARQUITA
86064 LEE PLANTATION DR
YULEE, FL 32097

2023

51-3N-27-0000-0001-0110

BUILDING CHARACTERISTICS

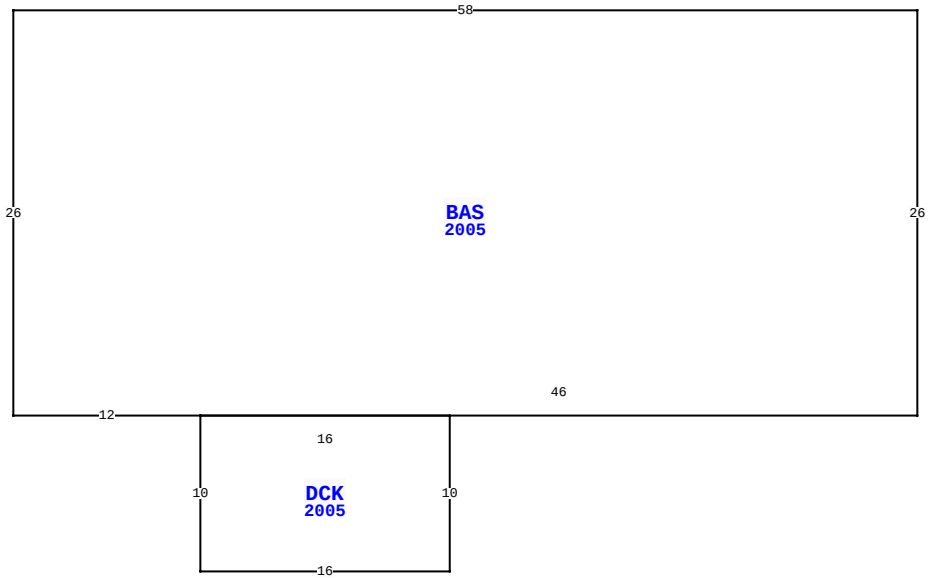
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,508	100	1,508	90,156
DCK	160	15	24	1,435
TOTALS	1,668		1,532	91,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,532	125.6000	87.92	134,693	2005	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2017 Heated Area: 1508 HX Base Yr 2017



86064 LEE PLANTATION DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,591
TOTAL MARKET OB/XF VALUE		2,887
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		216,078
SOH/AGL Deduction		124,389
ASSESSED VALUE		91,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,689
TOTAL JUST VALUE		216,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15169	ELEC OTHER	0	06/01/2005
MHU4621	MH MOVE-ON	0	06/01/2005
M09900	MECH OTHER	0	06/01/2005
P09603	OTHER	0	06/01/2005
P9603	OTHER	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/0078	10/06/2016	WD	Q	I	01	113,500
GRANTOR: EQUITY TRUST CO,CUST						
GRANTEE: SHOWERS FRANKLIN E						
1802/0794	7/12/2012	WD	Q	I	02	80,000
GRANTOR: MOELLER GEORGE A & VA						
GRANTEE: EQUITY TRUST COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W58 S26 E12 DCK=[YR=2005] S10 E16 N10 W16 $ E46 N26 $.

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
1	0810	CONCRETE A	0	100	40	9	360.00	SF	6.50	6.50	100	1993	1993	3	68	1,591	
2	0940	SHEDS/PORT	0	100	0	0	160.00	SF	30.00	30.00	100	2005	2005	3	27	1,296	

LAND DESCRIPTION

TOTAL OB/XF 2,887

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		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/02/2023 BY SYS