TRACT 54
R583378 & R583379
YULEE HILLS PB 4/31

DUNMAN DAVID A & REBA M
86341 JEAN RD
YULEE, FL 32097

2023

51-3N-27-4881-0054-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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

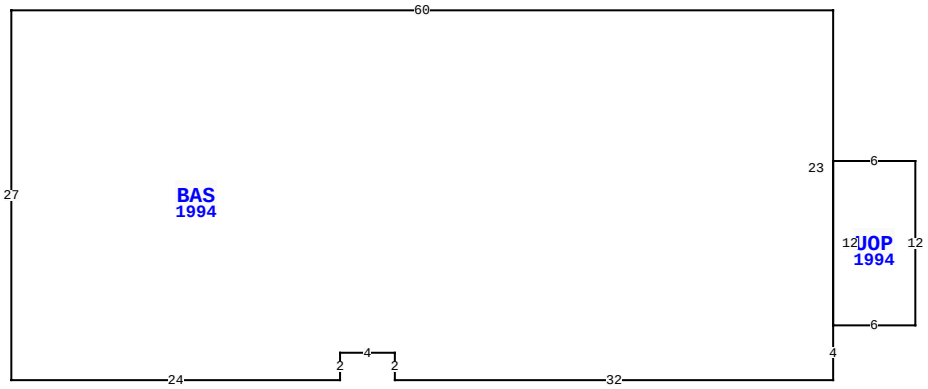
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1,612	111,576
UOP	72	25	18	1,246
TOTALS	1,684		1,630	112,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,630	123.6000	86.52	141,028	1994	2014	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2021 Heated Area: 1612 HX Base Yr 2021



86341 JEAN RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,822
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		192,822
SOH/AGL Deduction		47,980
ASSESSED VALUE		144,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,842
TOTAL JUST VALUE		192,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-452	MH MOVE-ON	40,160	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/0259	12/29/2020	WD	Q	I	01	176,000
GRANTOR: AFFORDABLE HOMES OF N						
GRANTEE: DUNMAN DAVID A & RE						
2193/0532	4/26/2018	WD	U	I	37	42,500
GRANTOR: SIMPSON CLAUDIA ET AL						
GRANTEE: AFFORDABLE HOME OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W60 S27 E24 N2 E4 S2 E32 N4 UOP=[YR=1994] E6 N12 W6 S12$ N23$.

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
1	000102	C	SFR/MH	100		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS