

TRACT 56
YULEE HILLS PB 4/31

MAJER CASEY
86279 JEAN RD
YULEE, FL 32097

2023

51-3N-27-4881-0056-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	30	VINYL 100	0800	02	1,456	123.2000	86.24	125,565	2000	2000	0	0	0	52.00	48.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2016													Heated Area: 1456										HX Base Yr 2016									
Roof Cover	12	MODULAR MT 100	52 28 BAS 2002 28 52																																
Interior Wall	05	DRYWALL 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																																	
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	1,456	100	1,456	60,271																															
TOTALS			1,456		1,456	60,271																													
EXTRA FEATURES			86277 JEAN RD, YULEE																																
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																			
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																				
LAND DESCRIPTION			TOTAL OB/XF 3,045																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	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																																			

VALUATION BY

Tax Group: 4

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

60,271

3,045

80,000

143,316

80,233

63,083

38,083

25,000

143,316

0

111,478

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH003140

MH MOVE-ON

0

06/01/2000

E985293

CHNGE SRVC

0

10/01/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2651/155

6/29/2023

WD

Q

I

01

205,000

GRANTOR: DOYLE BARBARA & JAMES

GRANTEE: MAJER CASEY

1777/0083

2/02/2012

QC

U

I

11

20,000

GRANTOR: FREEMAN SIDNEY A JR &

GRANTEE: FREEMAN SIDNEY A JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S28 E52 N28 \$.