TRACT 60
IN OR 2236/1730
R278240 & R278241

COBLE BRIAN A & SHARON MANDRILLEJOS
86163 JEAN RD
YULEE, FL 32097

2023

51-3N-27-4881-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

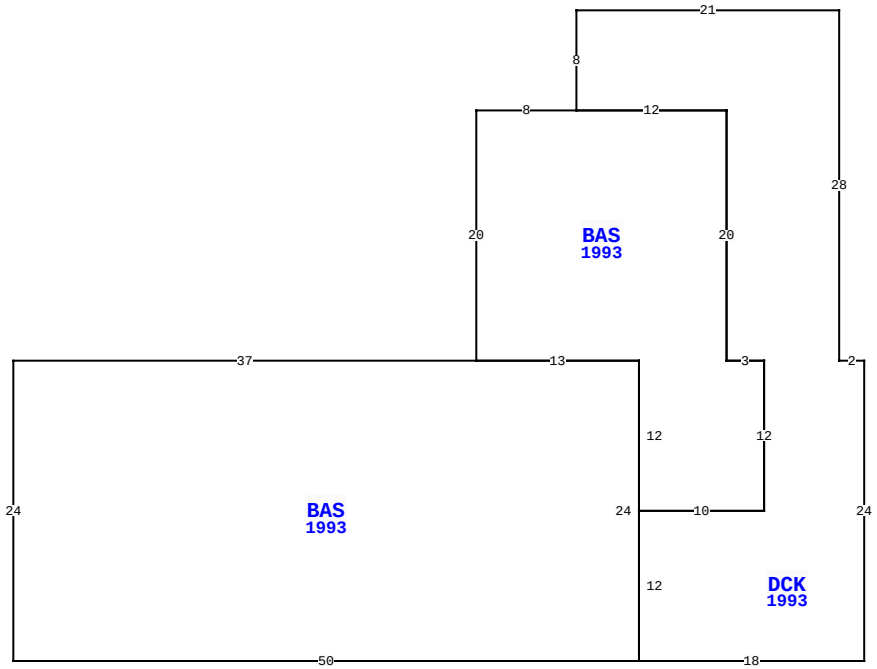
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
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	520	100	520	41,197
BAS	1,200	100	1,200	95,069
DCK	660	15	99	7,843
TOTALS	2,380		1,819	144,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,819	152.3600	99.03	180,136	1984	2014	0	0	0	20.00	80.00

1 M/H 93- – 100% - 2019 Heated Area: 1720 HX Base Yr 2019



86163 JEAN 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		144,109
TOTAL MARKET OB/XF VALUE		7,406
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		231,515
SOH/AGL Deduction		106,919
ASSESSED VALUE		124,596
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,596
TOTAL JUST VALUE		231,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1730	11/08/2018	SW	Q	I	01	142,900
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: COBLE BRIAN A & SHA						
2194/0764	4/02/2018	WD	Q	I	01	60,400
GRANTOR: CHRISTENSEN FRANCES M						
GRANTEE: RAYNEY DAY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W21 S8 BAS=[YR=1993] W8 S20 BAS=[YR=1993] W37 S24 E50 N24 W13$ E13 S12 E10 N12 W3 N20 W12$ E12 S20 E3 S12 W10 S12 E18 N24 W2 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	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1985	1985	3	20	5,376	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 7,406

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