TRACT 74
OR 399/650
R788103 & R788104

LEWIS ROBERT A
86260 JEAN RD
YULEE, FL 32097

2023

51-3N-27-4881-0074-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

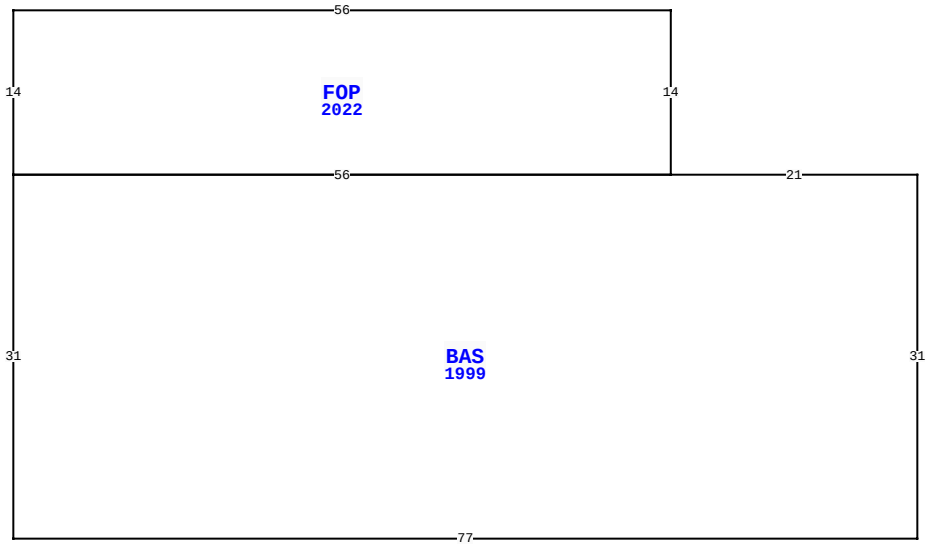
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2,387	109,664
FOP	784	30	235	10,796
TOTALS	3,171		2,622	120,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,622	117.2000	82.04	215,109	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 0 Heated Area: 2387 HX Base Yr



86260 JEAN RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,461
TOTAL MARKET OB/XF VALUE		7,132
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		207,593
SOH/AGL Deduction		104,769
ASSESSED VALUE		102,824
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		47,824
TOTAL JUST VALUE		207,593
NCON VALUE		14,797
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992611	MH MOVE-ON	0	03/01/1999
5024	ADDITION	7,664	07/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0399/0650	9/01/1983	WD	Q	V		8,500
GRANTOR:						
GRANTEE:						
0390/0001	6/01/1983	WD	U	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 FOP=[YR=2022] N14 W56 S14 E56$ W56 S31 E77 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
3	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1999	1999	3	20	192	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2022	2022	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 7,132

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	285.00	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