TRACT 75
IN OR 2148/371
R224263 & R224264

HANIFEE JASON & MEGAN
86294 JEAN ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0075-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

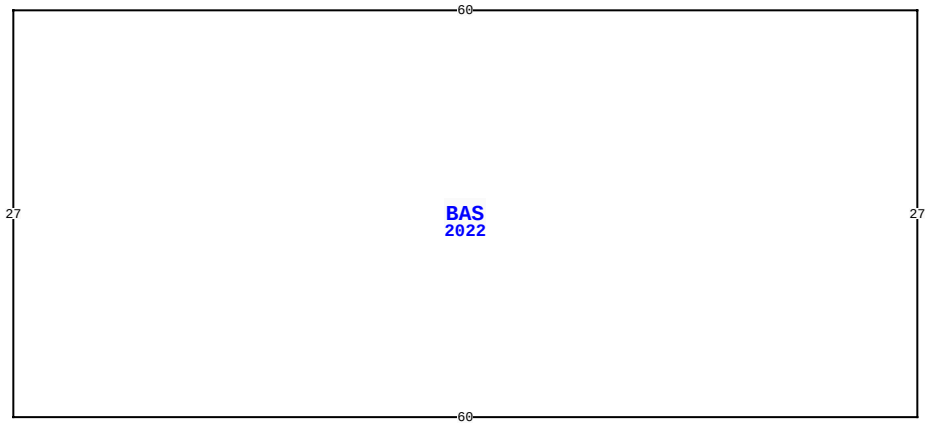
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	129,331
TOTALS	1,620		1,620	129,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.2000	80.64	130,637	2022	2022	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2019 Heated Area: 1620 HX Base Yr 2019



86294 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		129,331
TOTAL MARKET OB/XF VALUE		3,016
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		212,347
SOH/AGL Deduction		36,389
ASSESSED VALUE		175,958
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,958
TOTAL JUST VALUE		212,347
NCON VALUE		132,346
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006564	CO ISSUED	0	04/27/2022
22004988	MH MOVE-ON	0	03/31/2022
95-0335	REPAIR/RRF	2,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2148/0371	9/26/2017	WD	Q	I	01	48,000
GRANTOR: CROSBY JULIE A &						
GRANTEE: HANIFEE JASON & MEG						
2082/1310	11/01/2016	WD	Q	I	01	40,000
GRANTOR: GENTRY CARL E JR						
GRANTEE: CROSBY JULIE A & DE						

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	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	2022	2022	3	100	3,016	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,016

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 06/13/2022 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS