

TRACT 77
IN OR 2025/1958
MH/ID N17412A & N17412B

DUMAS DONNA L/E/
86352 JEAN ROAD
YULEE, FL 32097

2023

51-3N-27-4881-0077-0000

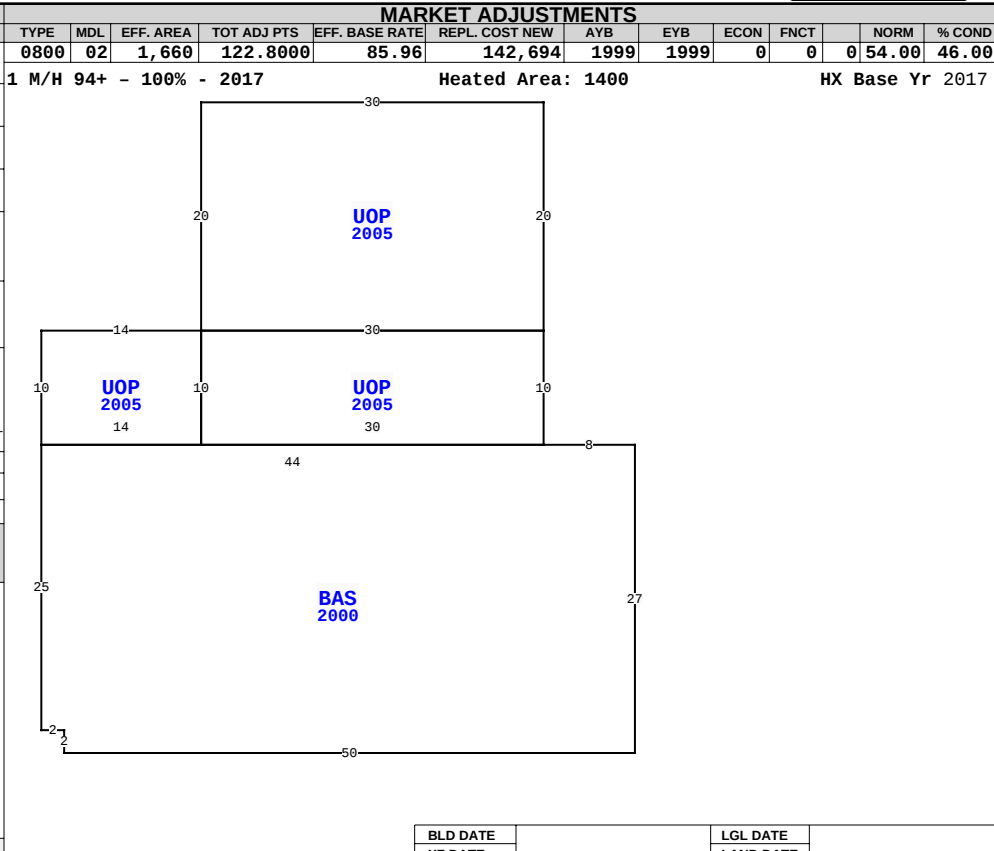


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
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	1,400	100	1,400	55,358
UOP	140	25	35	1,384
UOP	300	25	75	2,966
UOP	600	25	150	5,931
TOTALS	2,440		1,660	65,639

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	1242	WD DECK A	0 100	30	10	300.00	SF	10.00	10.00	100	1985
6	1242	WD DECK A	0 100	10	2	20.00	SF	10.00	10.00	100	1985
7	0940	SHEDS/PORT	0 100	20	15	300.00	SF	30.00	30.00	100	2000



86352 JEAN RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	1242	WD DECK A	0 100	30	10	300.00	SF	10.00	10.00	100	1985	1985	3	20	600	
6	1242	WD DECK A	0 100	10	2	20.00	SF	10.00	10.00	100	1985	1985	3	20	40	
7	0940	SHEDS/PORT	0 100	20	15	300.00	SF	30.00	30.00	100	2000	2000	3	20	1,800	

LAND DESCRIPTION										TOTAL OB/XF										2,440	
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	LA VA				
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					
REVIEW DATE		08/24/2022		BY	NWA		Total Acres: 1.00		Total Land Value: 80,000				Market: 0		Agricultural: 0						

NASSAU COUNTY PROPERTY												PAGE 1 of 1											
VALUATION SUMMARY												4											
VALUATION BY												STANDARD											
Tax Group: 4												Tax Dist:											
BUILDING MARKET VALUE												65,639											
TOTAL MARKET OB/XF VALUE												2,440											
TOTAL LAND VALUE - MARKET												80,000											
TOTAL MARKET VALUE												148,079											
SOH/AGL Deduction												71,846											
ASSESSED VALUE												76,233											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												26,233											
TOTAL JUST VALUE												148,079											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												102,982											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970718	REPAIR/RRF	0	01/07/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2025/1958	1/27/2016	PR	U	I	19	100	
GRANTOR: COFFEY CYNTHIA E P/R							
GRANTEE: DUMAS DONNA L/E							
1292/1208	2/03/2005	WD	Q	I		96,500	
GRANTOR: MINTON JAMES T & HELE							
GRANTEE: BAKER FREDDIE RAE &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W8 UOP=[YR=2005] N10 UOP=[YR=2005] N20 W30 S20 E30\$ W30 UOP=[YR=2005] W14 S10 E14 N10\$ S10 E30\$ W44 S25 E2 S2 E50 N27\$.											