IN OR 1902/1516
R434307 & R434308

MAYHAN SHANNON M
86015 RON NELSON LN
YULEE, FL 32097

2023

52-3N-27-0000-0002-0360

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

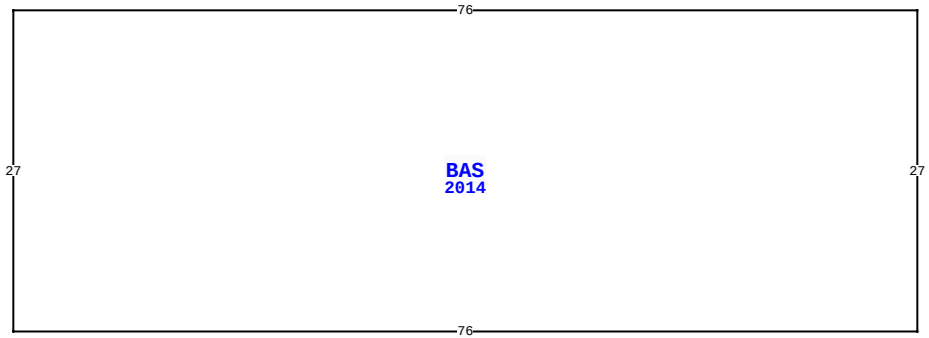
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	133,758
TOTALS	2,052		2,052	133,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.4000	81.48	167,197	2014	2014	0	0	0	20.00	80.00

2 M/H 94+ – 0% - 0 Heated Area: 2052 HX Base Yr



86015 RON NELSON LN, YULEE

BLD DATE	10/31/2019	KKA	LGL DATE	
XF DATE	10/31/2019	KKA	LAND DATE	10/31/2019 KKA
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	133,758
TOTAL MARKET OB/XF VALUE	2,630
TOTAL LAND VALUE - MARKET	93,600
TOTAL MARKET VALUE	229,988
SOH/AGL Deduction	45,195
ASSESSED VALUE	184,793
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,793
TOTAL JUST VALUE	229,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145533	MH MOVE-ON	0	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1902/1516	2/12/2014	TD	U	I	11	100
GRANTOR: MAYHAN SHANNON M TRUS						
GRANTEE: MAYHAN SHANNON M						
1446/1831	9/22/2006	QC	U	I	01	100
GRANTOR: SWARTZ SUSAN P						
GRANTEE: SWARTZ CARL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S27 E76 N27$.

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
3	0940	SHEDS/PORT	0	0	12	11	132.00	SF	30.00	30.00	100	2004	2004	3	24	950	
4	1242	WD DECK A	0	0	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	70	1,680	

LAND DESCRIPTION

TOTAL OB/XF 2,630

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	0		OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	80,000.00	80,000.00	93,600							

REVIEW DATE 10/31/2019 BY KKA Total Acres: 1.17 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 08/02/2023 BY SYS