PT OF LOTS 17 & 16 (S-3 & S-4)
IN OR 1283/1083
1976 DEEP SOUTH DW/MH &

SEAY JAMES B & PAULA
76831 WILDWOOD ROAD
YULEE, FL 32097-1675

2024

11-1N-24-2180-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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	06	DIST 1D 100
Quality	03	Quality Level 03

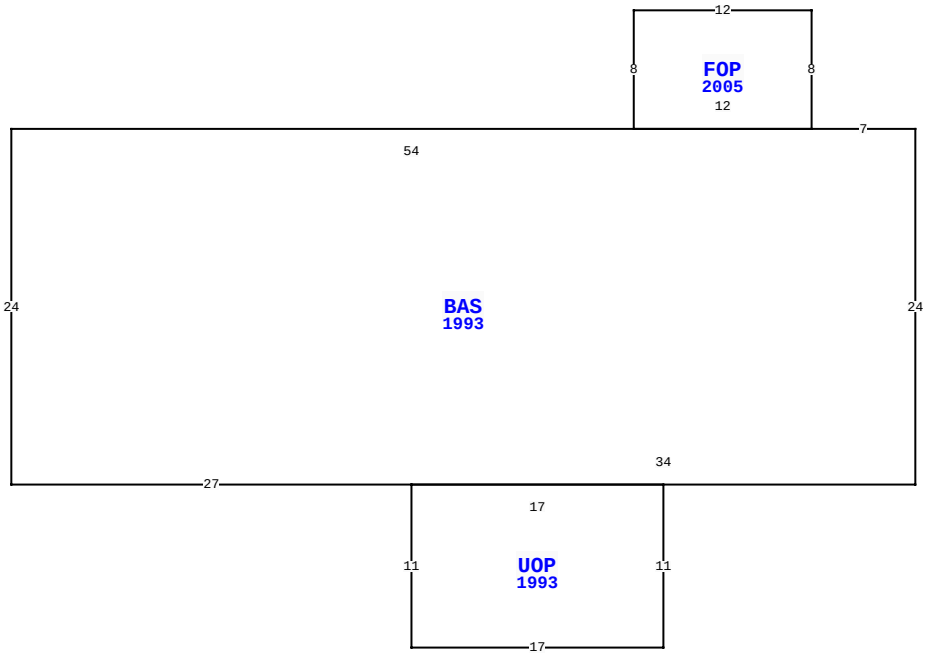
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	33,203
FOP	96	30	29	658
UOP	187	25	47	1,066
TOTALS	1,747		1,540	34,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,540	108.0000	75.60	116,424	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1464 HX Base Yr



447376 US HWY 301, CALLAHAN

BLD DATE	05/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,461
TOTAL MARKET OB/XF VALUE	10,198
TOTAL LAND VALUE - MARKET	106,500
TOTAL MARKET VALUE	234,159
SOH/AGL Deduction	62,898
ASSESSED VALUE	171,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,261
TOTAL JUST VALUE	234,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4900	CO ISSUED	0	02/01/2007
MH4900	MH MOVE-ON	0	02/01/2007
P12128	OTHER	0	02/01/2007
E18672	ELEC OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1283/1083	12/23/2004	WD	Q	I		180,000
GRANTOR: ADAMS MICHAEL R & PHY						
GRANTEE: SEAY JAMES B & PAUL						
0179/0474	1/01/1974	WD	Q	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=2005] N8 W12 S8 E12$ W54 S24 E27
UOP=[YR=1993] S11 E17 N11 W17$ E34 N24$.

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
1	0350	CARPORT WD	0	0	29	33	957.00	SF	13.00	13.00	100	1975	1975	3	20	2,488	
2	0681	POLE SHED	0	0	22	22	484.00	SF	15.00	15.00	100	1960	1960	3	20	1,452	
3	0940	SHEDS/PORT	0	0	8	12	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
4	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20	5.20	100	1990	1990	3	59.5	1,881	
5	0811	CONCRETE B	0	0	0	0	870.00	SF	5.20	5.20	100	2002	2002	3	82	3,710	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	18.30	18.30	100	2005	2005	3	24	281	

LAND DESCRIPTION

TOTAL OB/XF 10,198

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	0004	OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	25,000.00	25,000.00	106,500							

REVIEW DATE 01/29/2019 BY TWA Total Acres: 4.26 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 08/06/2024 BY SYS

PT OF LOTS 17 & 16 (S-3 & S-4)
IN OR 1283/1083
1976 DEEP SOUTH DW/MH &

SEAY JAMES B & PAULA
76831 WILDWOOD ROAD
YULEE, FL 32097-1675

2024

11-1N-24-2180-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

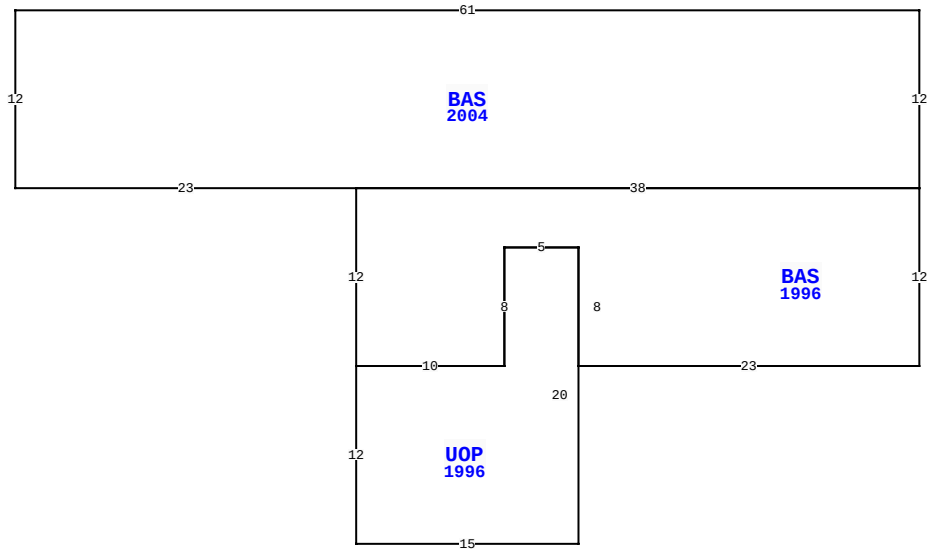
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	416	10,169
BAS	732	100	732	17,893
UOP	220	25	55	1,344
TOTALS	1,368		1,203	29,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,203	116.4000	81.48	98,020	1972	1983	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1148 HX Base Yr



447376 US HWY 301, CALLAHAN

BLD DATE	05/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,461
TOTAL MARKET OB/XF VALUE	10,198
TOTAL LAND VALUE - MARKET	106,500
TOTAL MARKET VALUE	234,159
SOH/AGL Deduction	62,898
ASSESSED VALUE	171,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,261
TOTAL JUST VALUE	234,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1283/1083	12/23/2004	WD	Q	I		180,000
GRANTOR: ADAMS MICHAEL R & PHY						
GRANTEE: SEAY JAMES B & PAUL						
0179/0474	1/01/1974	WD	Q	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W61 S12 E23 BAS=[YR=1996] S12 UOP=[YR=1996] S12 E15 N20 W5 S8 W10 $ E10 N8 E5 S8 E23 N12 W38 $ E38 N12 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2019 BY TWA Total Acres: 4.26 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 08/06/2024 BY SYS

PT OF LOTS 17 & 16 (S-3 & S-4)
IN OR 1283/1083
1976 DEEP SOUTH DW/MH &

SEAY JAMES B & PAULA
76831 WILDWOOD ROAD
YULEE, FL 32097-1675

2024

11-1N-24-2180-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

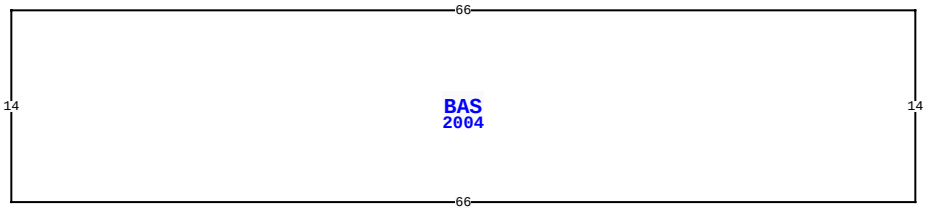
DOR CODE	0200 MOBILE HOME
MAP NUM	
MKT AREA	09
NEIGHBORHOOD/LOC	8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,016
TOTALS	924		924	19,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	98.0000	68.60	63,386	1983	1983	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



447376 US HWY 301, CALLAHAN

BLD DATE	05/29/2008	JH	LGL DATE	
XF DATE			LAND DATE	06/16/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,461
TOTAL MARKET OB/XF VALUE	10,198
TOTAL LAND VALUE - MARKET	106,500
TOTAL MARKET VALUE	234,159
SOH/AGL Deduction	62,898
ASSESSED VALUE	171,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,261
TOTAL JUST VALUE	234,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1083	12/23/2004	WD	Q	I		180,000
GRANTOR: ADAMS MICHAEL R & PHY						
GRANTEE: SEAY JAMES B & PAUL						
0179/0474	1/01/1974	WD	Q	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S14 E66 N14 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2019 BY TWA Total Acres: 4.26 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 08/06/2024 BY SYS

PT OF LOTS 17 & 16 (S-3 & S-4)
IN OR 1283/1083
1976 DEEP SOUTH DW/MH &

SEAY JAMES B & PAULA
76831 WILDWOOD ROAD
YULEE, FL 32097-1675

2024

11-1N-24-2180-0017-0030

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	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
Quality	03	Quality Level 03

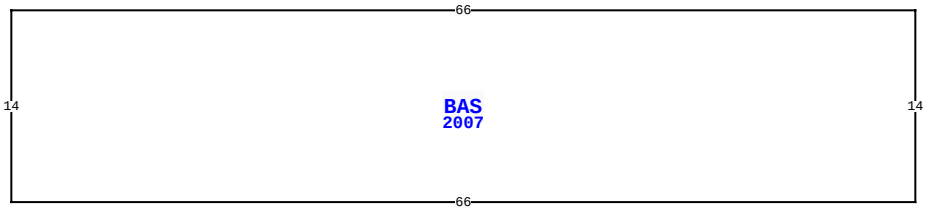
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	34,112
TOTALS	924		924	34,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	117.2000	87.90	81,220	1998	1998	0	0	0	58.00	42.00

4 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



447376 US HWY 301, CALLAHAN

BLD DATE	05/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	117,461
TOTAL MARKET OB/XF VALUE	10,198
TOTAL LAND VALUE - MARKET	106,500
TOTAL MARKET VALUE	234,159
SOH/AGL Deduction	62,898
ASSESSED VALUE	171,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,261
TOTAL JUST VALUE	234,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/1083	12/23/2004	WD	Q	I		180,000
GRANTOR: ADAMS MICHAEL R & PHY						
GRANTEE: SEAY JAMES B & PAUL						
0179/0474	1/01/1974	WD	Q	I		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66S14E66N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2019 BY TWA Total Acres: 4.26 Total Land Value: 106,500 Market: 0 Agricultural: 0 Common: 106,500 PRINTED 08/06/2024 BY SYS