

PT JOHN VAUGHN GRANT
SEC 38-2N-27E IN OR 2464/118
(EX OR 2515/1697 &

PRINCE PAMELA E
P O BOX 1974
YULEE, FL 32041-1974

2024

38-2N-27-0000-0017-0020



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

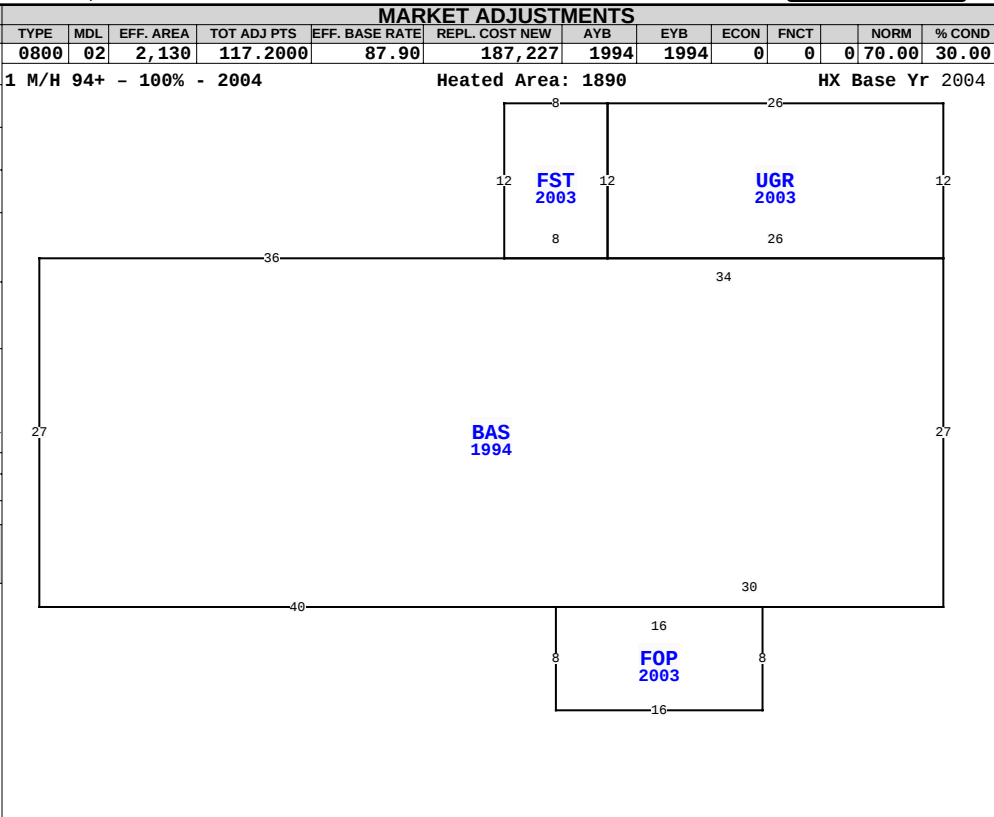
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	49,839
FOP	128	30	38	1,002
FST	96	65	62	1,635
UGR	312	45	140	3,692

TOTALS	2,426		2,130	56,168
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0531	STBL CB	0 100	49	91	4,459.00	SF	32.00	
2	0681	POLE SHED	0 100	42	14	504.00	SF	15.00	
3	0810	CONCRETE A	0 100	10	8	80.00	SF	6.50	
4	0810	CONCRETE A	0 100	20	10	200.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00
2	009630	C	SWAMP	100		OR	0.00	0.00	1.00



86090 GW COURSON RD, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
									31,752

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					56,168				
TOTAL MARKET OB/XF VALUE					31,752				
TOTAL LAND VALUE - MARKET					240,500				
TOTAL MARKET VALUE					328,420				
SOH/AGL Deduction					190,814				
ASSESSED VALUE					137,606				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					87,606				
TOTAL JUST VALUE					328,420				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					324,777				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311693	ADDITION	18,000	09/01/2003
94 617	MH MOVE-ON	0	09/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2464/0118	5/20/2021	WD	U	I	11		100		
GRANTOR: PRINCE MICHAEL L									
GRANTEE: PRINCE PAMELA E									
2037/0804	3/30/2016	QC	U	I	11		100		
GRANTOR: PRINCE MICHAEL L									
GRANTEE: PRINCE PAMELA E									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=2003] W26 FST=[YR=2003] W8 S12 BAS=[YR=1994] W36 S27 E40 FOP=[YR=2003] S8 E16 N8 W16\$ E30 N27 W34\$ E8 N12\$ S12 E26 N12\$.									