LOT 10
IN OR 2107/1290
LITTLE ST MARYS EST #1 PB5/280

ELLIOTT BOBBI & CRAIG
PO BOX 15646
FERNANDINA BEACH, FL 32035

2024

40-3N-25-1250-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

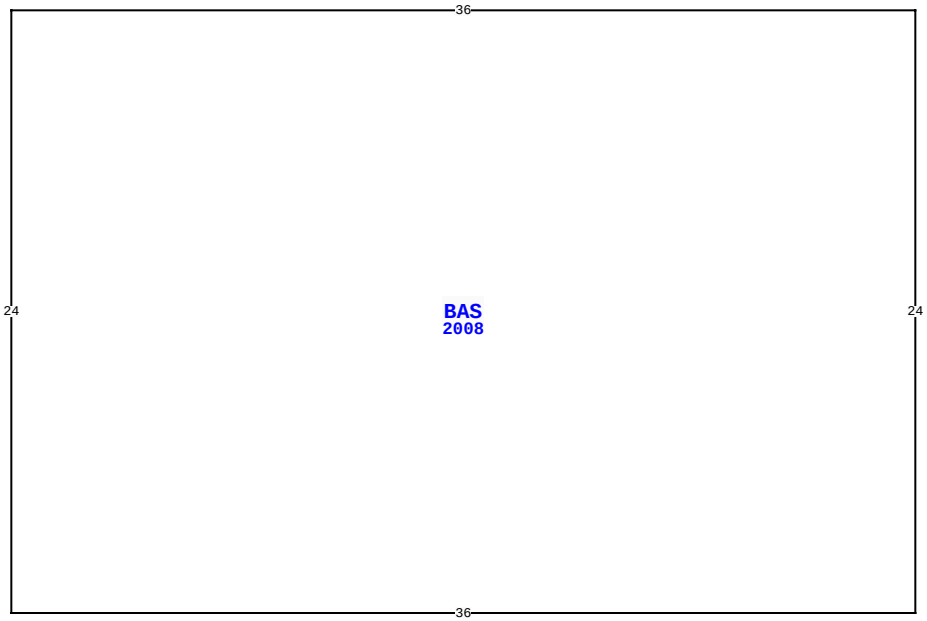
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	20,176
TOTALS	864		864	20,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	111.2000	77.84	67,254	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 864 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,176
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,740
TOTAL MARKET VALUE	90,916
SOH/AGL Deduction	52,074
ASSESSED VALUE	38,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,842
TOTAL JUST VALUE	90,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,464

BLDG:1:4: 1985 VICT (2017)
BLDG:1:3: RP # 12729557 & 12729558
BLDG:1:1: DW/MH/ID GDWGA368441122(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006692	NEW CONSTR	0	03/01/2000
MH982187	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/1290	3/16/2017	WD	Q	I	01	32,000
GRANTOR: GALLAGHER PATRICK J						
GRANTEE: ELLIOTT BOBBI & CRA						
1940/1975	10/07/2014	CT	U	I	18	20,000
GRANTOR: CLERK OF COURT						
GRANTEE: GALLAGHER PATRICK J						

152897 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/21/2015 MF
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W36 S24 E36 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	3.93	AC		1.00	1.00	1.00	18,000.00	18,000.00	70,740							

REVIEW DATE 02/02/2024 BY KWA Total Acres: 3.93 Total Land Value: 70,740 Market: 0 Agricultural: 0 Common: 70,740 PRINTED 08/06/2024 BY SYS