LOT 11
LITTLE ST MARYS EST 1 PB 5/280
{1991 MERI DW/MH}

FISHER DAVID J & LINDA J
152887 CR 108
YULEE, FL 32097

2024

40-3N-25-1250-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

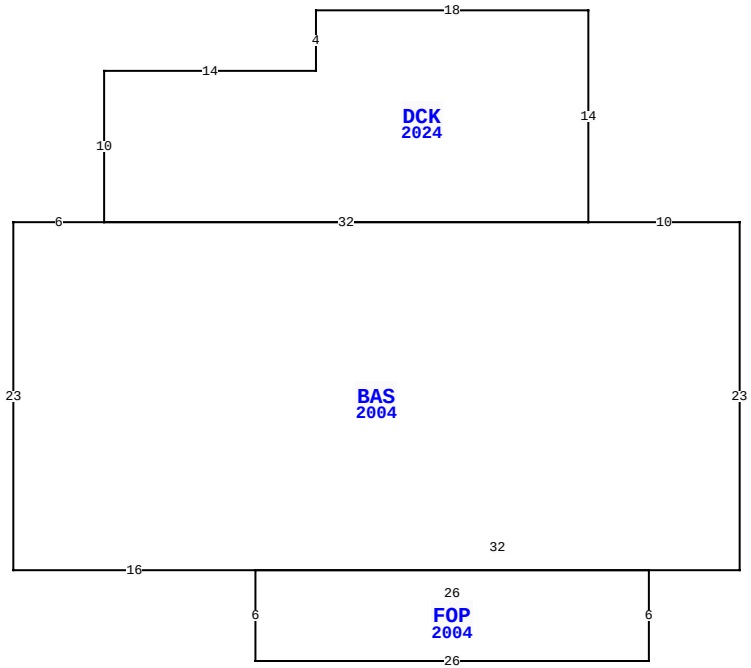
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	27,172
DCK	392	15	59	1,452
FOP	156	30	47	1,157
TOTALS	1,652		1,210	29,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,210	117.2000	82.04	99,268	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1104 HX Base Yr



152887 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,780
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,220
TOTAL MARKET VALUE	98,000
SOH/AGL Deduction	0
ASSESSED VALUE	98,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,000
TOTAL JUST VALUE	98,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,794

ALSO OWNS LOT 12

1991 MERI: HMLCP24253976240(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971852	MH MOVE-ON	0	08/01/1997
8009	XFOB	28,764	04/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/1108	3/29/2022	WD	Q	I	05	209,000
GRANTOR: BAUSILI MARK T & ELIZ						
GRANTEE: FISHER DAVID JOHN &						
2104/0168	2/28/2017	WD	Q	I	05	68,000
GRANTOR: EASON DEBORAH A						
GRANTEE: BAUSILI MARK T & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W10 W32 W6 S23 E16 E32 N23 $
FOP=[YR=2004;ORIG=-32,23] S6 E26 N6 W26 $
DCK=[YR=2024;ORIG=-42,-10] E14 N4 E18 S14 W32 N10 $
.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.79	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,220							

REVIEW DATE 02/02/2024 BY KWA Total Acres: 3.79 Total Land Value: 68,220 Market: 0 Agricultural: 0 Common: 68,220 PRINTED 08/06/2024 BY SYS