

BLOCK 6 LOT 19  
IN OR 1499/217  
2003 JACOBSEN DW/MH

YERGY PRISCILLA L/MANNING CHAD WESLEY  
85132 JOANN ROAD  
YULEE, FL 32097

2024

42-2N-27-4612-0006-0190

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 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	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,782	100	1,782
			SUBAREA MARKET VALUE
			82,842
TOTALS	1,782		1,782
			82,842

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,782	119.2000	89.40	159,311	2003	2003	0	0	48.00	52.00	
1 M/H 94+ - 100% - 0			Heated Area: 1782				HX Base Yr					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			82,842
TOTAL MARKET OB/XF VALUE			7,079
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			169,921
SOH/AGL Deduction			85,651
ASSESSED VALUE			84,270
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			34,270
TOTAL JUST VALUE			169,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			167,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034184	MH MOVE-ON	0	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/0217	5/15/2007	WD	U	I	06	11,000
GRANTOR: YERGY PRISCILLA L						
GRANTEE: YERGY PRISCILLA L &						
0487/0605	4/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

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
1	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1993	1993	3	20	160	
2	0940	SHEDS/PORT	0 100	32	12	384.00	SF	15.00	15.00	100	1990	1990	3	20	1,152	
3	0681	POLE SHED	0 100	12	50	600.00	SF	15.00	15.00	100	1990	1990	3	20	1,800	
4	0680	POLE SHED	0 100	24	24	576.00	SF	8.00	8.00	100	1991	1991	3	20	922	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
85132 JOANN RD, YULEE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W66 S27 E66 N27S.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000								