

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 90	
Interior Floor	14	CARPET 10	
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	06	Quality Level 06	
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	1,664	100	1,664
			SUBAREA MARKET VALUE
			184,760
TOTALS	1,664		1,664
			184,760

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,664	151.0600	113.30	188,531	2021	2021	0	0	2.00	98.00
2 M/H 94+ - 100% - 2018 Heated Area: 1664 HX Base Yr 2018											
85172 PHILLIPS RD, YULEE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						10/30/2019		KKA			

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		184,760			
TOTAL MARKET OB/XF VALUE		27,451			
TOTAL LAND VALUE - MARKET		80,000			
TOTAL MARKET VALUE		292,211			
SOH/AGL Deduction		89,882			
ASSESSED VALUE		202,329			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		152,329			
TOTAL JUST VALUE		292,211			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		282,753			
2021 JACOBSEN_ TITLES CANCELED					
DW/MH/ID: JACFL001222(A/B)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21007079	CO ISSUED	0	06/01/2021		
B1328033	24X30FST	29,246	11/01/2013		
94-1002	ADDITION	1,088	05/06/1994		
5688	XFOB	1,360	05/01/1989		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
2702/521	3/21/2024	WD Q	I	01	310,000
GRANTOR: CARTER CARLTON LEE SR					
GRANTEE: ROUCH COURTNEY LEAN					
2414/0915	12/07/2020	WD U	I	11	100
GRANTOR: CARTER CARLTON L & BE					
GRANTEE: CARTER CARLTON L &					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2021] W52 S32 E52 N32\$.					

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	0940	SHEDS/PORT	0 100	20	12	240.00	SF	20.10	20.10	100	2011	2011	3	50	2,412	
2	0510	GARAGE WD-	0 100	30	24	720.00	SF	35.00	35.00	100	2014	2014	3	75	18,900	
3	0811	CONCRETE B	0 100	20	30	600.00	SF	5.20	5.20	100	2014	2014	3	95	2,964	
4	0681	POLE SHED	0 100	18	14	252.00	SF	15.00	15.00	100	2017	2017	3	84	3,175	
TOTAL OB/XF 27,451																

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							