IN OR 2441/610
ESMT OR 1177/449
EX 5-15 & 5-16

HALL SHALLYNN DIANE
153098 CR 108
YULEE, FL 32097

2024

44-3N-26-0000-0005-0050

BUILDING CHARACTERISTICS

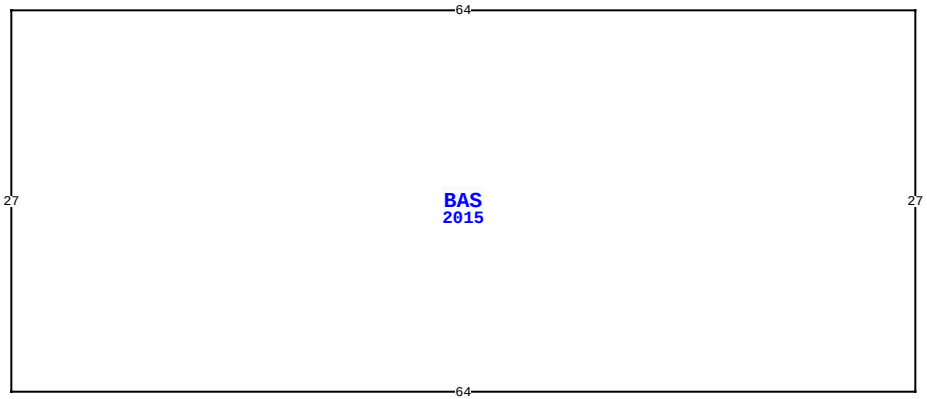
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	69,123
TOTALS	1,728		1,728	69,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	115.9400	86.96	150,267	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 2024 Heated Area: 1728 HX Base Yr



153098 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	123,637
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	252,900
TOTAL MARKET VALUE	228,197
SOH/AGL Deduction	0
ASSESSED VALUE	228,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,197
TOTAL JUST VALUE	388,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165803	MH MOVE-ON	0	12/01/2016
MH145529	CO ISSUED	0	08/10/2015
MH5529	MH MOVE-ON	0	01/01/2014
MH3860	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0610	3/10/2021	WD	U	I	11	100
GRANTOR: WHITE JUDITH LYNN						
GRANTEE: HALL SHALLYNN DIANE						
1305/0284	3/29/2005	WD	U	I	07	100
GRANTOR: THRIFT ALLEN L & STEV						
GRANTEE: BROWN FREDERICK H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W64 S27 E64 N27 $.

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	005000	C	RURAL HOME	0		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	86,400							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	11.10	AC		1.00	1.00	1.00	555.00	555.00	6,160							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.10	AC		1.00	1.00	1.00	15,000.00	15,000.00	166,500							

REVIEW DATE 05/11/2020 BY KB Total Acres: 16.50 Total Land Value: 92,560 Market: 166,500 Agricultural: 6,160 Common: 86,400 PRINTED 08/06/2024 BY SYS

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Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

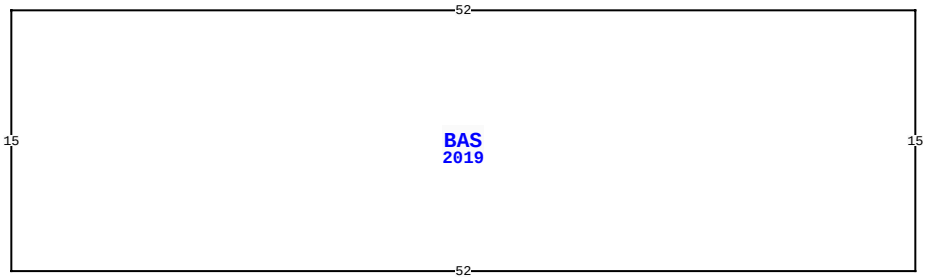
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	54,514
TOTALS	780		780	54,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	780	137.0400	102.78	80,168	2011	2011	0	0	0	32.00	68.00

2 M/H 94+ – 0% - 2024 Heated Area: 780 HX Base Yr



153098 CR 108, YULEE

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GRANTOR: THRIFT ALLEN L & STEV						
GRANTEE: BROWN FREDERICK H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W52 S15 E52 N15$.

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

REVIEW DATE 05/11/2020 BY KB Total Acres: 16.50 Total Land Value: 92,560 Market: 166,500 Agricultural: 6,160 Common: 86,400 PRINTED 08/06/2024 BY SYS