IN OR 2265/1909
EX R/W IN OR 860/1120
ESMT OR 543/1265 EX 5-14

MASON GEORGE & SYDELL
153024 CR 108
YULEE, FL 32097

2024

44-3N-26-0000-0005-0070

BUILDING CHARACTERISTICS

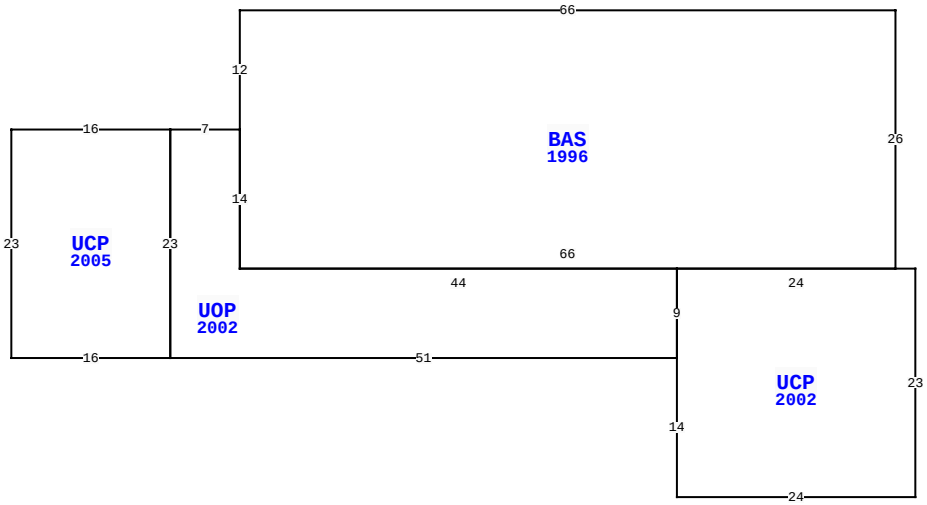
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,716	100	1,716	65,326
UCP	552	20	110	4,187
UCP	368	20	74	2,817
UOP	557	25	139	5,291
TOTALS	3,193		2,039	77,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,039	123.6000	86.52	176,414	1993	1999	0	0	0	56.00	44.00

1 M/H 93- – 0% - 0 Heated Area: 1716 HX Base Yr



153032 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	77,622
TOTAL MARKET OB/XF VALUE	4,062
TOTAL LAND VALUE - MARKET	130,850
TOTAL MARKET VALUE	134,384
SOH/AGL Deduction	14,607
ASSESSED VALUE	119,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,777
TOTAL JUST VALUE	212,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15136	OTHER	0	04/01/2005
MH96581	MH MOVE-ON	0	03/01/1997
961581	MH MOVE-ON	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1909	3/29/2019	WD	Q	I	01	114,000
GRANTOR: WILSON WILLIAM						
GRANTEE: MASON GEORGE & SYDE						
2141/1616	8/11/2017	WD	U	I	12	95,000
GRANTOR: THE HUNTINGTON NATION						
GRANTEE: WILSON WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W66 S12 UOP=[YR=2002] W7 UCP=[YR=2005] W16 S23 E16 N23$ S23 E51 UCP=[YR=2002] S14 E24 N23 W24 S9 $ N9 W44 N14$ S14 E66 N26$.

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	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1992	1992	3	20	576	
2	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	1992	1992	3	20	288	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 4,062

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	1.13	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,850							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 6.13 Total Land Value: 52,700 Market: 80,000 Agricultural: 1,850 Common: 50,850 PRINTED 08/06/2024 BY SYS