



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 70		
Exterior Wall	19	COMMON BRK 30		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floo	14	CARPET 80		
Interior Floo	08	SHT VINYL 20		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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			0200	MOBILE HOME
MAP NUM				MKT AREA 04
NEIGHBORHOOD/LOC 4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	580	14,165
BAS	2,032	100	2,032	49,628
UGR	312	45	140	3,419
TOTALS 2,924 2,752 67,212				

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	2,752	116.3000	81.41	224,040	1965	1985	0	0	0 70.00	30.00	
1 M/H 93- - 100% - 2024 Heated Area: 2612 HX Base Yr 2024												
BLD DATE: 06/20/2023 MLU												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		67,212	
TOTAL MARKET OB/XF VALUE		7,845	
TOTAL LAND VALUE - MARKET		108,800	
TOTAL MARKET VALUE		183,857	
SOH/AGL Deduction		55,654	
ASSESSED VALUE		128,203	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		78,203	
TOTAL JUST VALUE		183,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313599	MTL ROOF	16,200	08/01/2013
9905875	XFOB	5,760	03/01/1999
7076	CHNGE SRVC	300	11/14/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/142	10/06/2023	WD	U	I	37	150,000
GRANTOR: CONNER JIMMY L & SUSAN						
GRANTEE: SCOTT CAREY LEE						
2647/1627	6/14/2023	QC	U	I	11	100
GRANTOR: CONNER JIMMY L						
GRANTEE: CONNER JIMMY L & SU						

EXTRA FEATURES										96073 CONNER LN, YULEE				XF DATE		LAND DATE		06/20/2023	MLU
										INC DATE		AG DATE							
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	0810	CONCRETE A	0	100	0	0	396.00		SF	6.50	6.50	100	1976	1976	3	27	695		
2	0940	SHEDS/PORT	0	100	16	21	336.00		SF	20.10	20.10	100	1976	1976	3	20	1,351		
3	0940	SHEDS/PORT	0	100	8	8	64.00		SF	30.00	30.00	100	1980	1980	3	20	384		
4	0810	CONCRETE A	0	100	20	3	60.00		SF	6.50	6.50	100	1989	1989	3	57	222		
5	1242	WD DECK A	0	100	8	15	120.00		SF	10.00	10.00	100	1990	1990	3	20	240		
6	1242	WD DECK A	0	100	8	10	80.00		SF	10.00	10.00	100	1996	1996	3	20	160		
7	0351	CARPORT MT	0	100	22	32	704.00		SF	10.00	10.00	100	1999	1999	3	20	1,408		
8	0810	CONCRETE A	0	100	24	20	480.00		SF	6.50	6.50	100	1985	1985	3	47	1,466		
9	1242	WD DECK A	0	100	10	8	80.00		SF	10.00	10.00	100	2000	2000	3	20	160		
10	1242	WD DECK A	0	100	6	8	48.00		SF	10.00	10.00	100	2000	2000	3	20	96		

LAND DESCRIPTION										TOTAL OB/XF										6,182									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0008	RSF-1	0.00	0.00	1.60	AC		1.00	1.00	0.85	80,000.00	68,000.00	108,800												

[illegible]