TRACT 53
YULEE HILLS PB 4/31

MACKINSON DAVID H & STEPHANIE
95443 LEO DRIVE
FERNANDINA BEACH, FL 32034

2024

51-3N-27-4881-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100

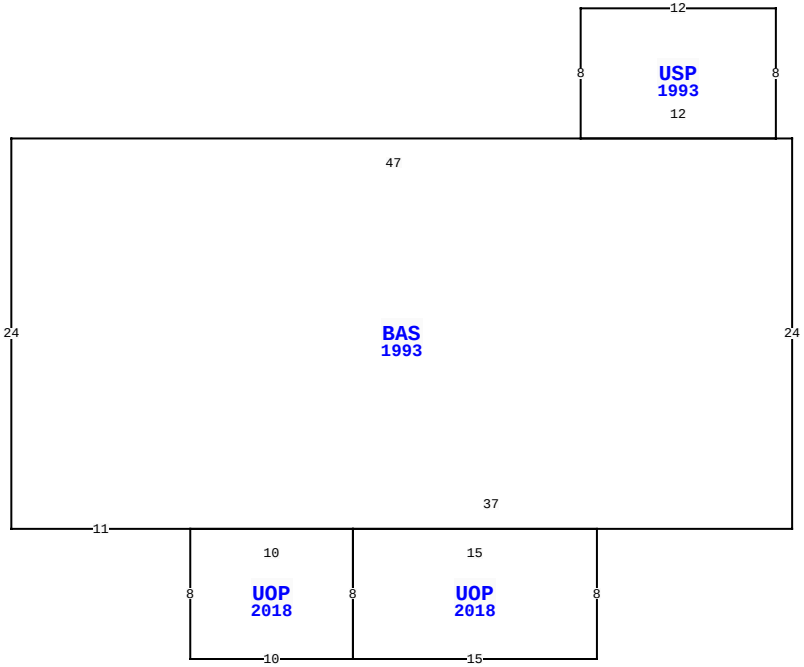
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	56,629
UOP	80	25	20	983
UOP	120	25	30	1,474
USP	96	50	48	2,359
TOTALS	1,448		1,250	61,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,250	125.4000	87.78	109,725	1985	2005	0	0	0	44.00	56.00

1 M/H 93- – 0% - 2024 Heated Area: 1152 HX Base Yr



86369 JEAN RD, YULEE

BLD DATE	01/31/2014	DJ	LGL DATE
XF DATE	01/05/2007	JM	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	73,036
TOTAL MARKET OB/XF VALUE	1,829
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	154,865
SOH/AGL Deduction	0
ASSESSED VALUE	154,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,865
TOTAL JUST VALUE	154,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1487	1/27/2023	WD	Q	I	01	197,000
GRANTOR: CONE JACK F						
GRANTEE: MACKINSON DAVID H &						
2615/1485	1/25/2023	QC	U	I	11	100
GRANTOR: CONE TOMMY LEE & DONN						
GRANTEE: CONE JACK F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=1993] N8 W12 S8 E12$ W47 S24 E11 UOP=[YR=2018] S8 E10 UOP=[YR=2018] E15 N8 W15 S8$ N8 W10$ E37 N24$.

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	0	0	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	0810	CONCRETE A	0	0	22	14	308.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,091	
3	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1988	1988	3	54.5	159	

LAND DESCRIPTION

TOTAL OB/XF 1,829

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	000102	C	SFR/MH	0		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/07/2019 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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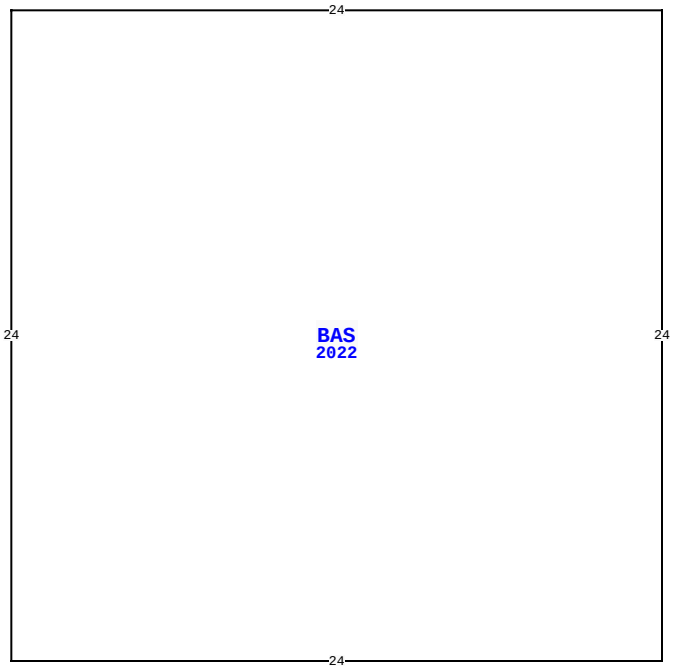
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	11,590
TOTALS	576		576	11,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	60.5000	21.18	12,200	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 0% - 2024 Heated Area: 576 HX Base Yr



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GRANTOR: CONE TOMMY LEE & DONN						
GRANTEE: CONE JACK F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/07/2019 BY SBX Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS