TRACT 56
YULEE HILLS PB 4/31

MAJER CASEY
86279 JEAN RD
YULEE, FL 32097

2024

51-3N-27-4881-0056-0000

BUILDING CHARACTERISTICS

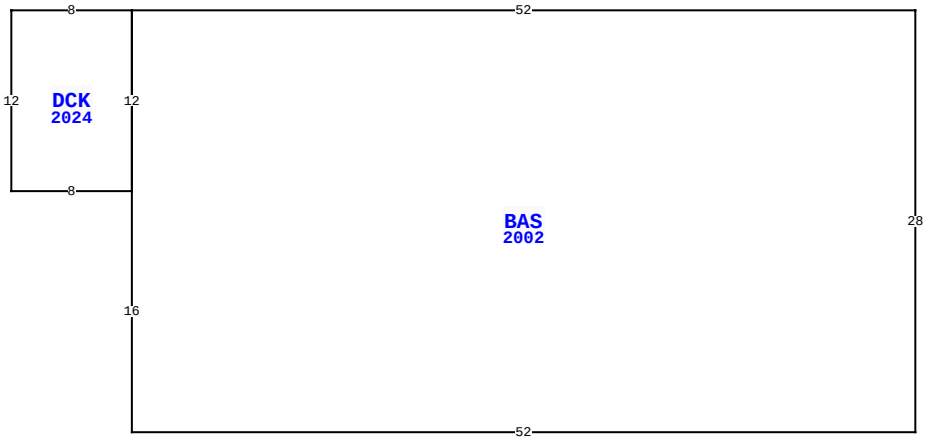
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,456	100	1,456	75,339
DCK	96	15	14	725
TOTALS	1,552		1,470	76,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,470	123.2000	92.40	135,828	2000	2005	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 2024 Heated Area: 1456 HX Base Yr



86277 JEAN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,064
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	159,074
SOH/AGL Deduction	0
ASSESSED VALUE	159,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,074
TOTAL JUST VALUE	159,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,316

RP: 12861971 & 12861972

DW/MH/ID: HMST15289AG(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003140	MH MOVE-ON	0	06/01/2000
E985293	CHNGE SRVC	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/155	6/29/2023	WD	Q	I	01	205,000
GRANTOR: DOYLE BARBARA & JAMES						
GRANTEE: MAJER CASEY						
1777/0083	2/02/2012	QC	U	I	11	20,000
GRANTOR: FREEMAN SIDNEY A JR &						
GRANTEE: FREEMAN SIDNEY A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W52 S12 S16 E52 N28 $
DCK=[YR=2024;ORIG=-52,0] W8 S12 E8 N12 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0006	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/25/2024 BY KWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS