TRACT 70
IN OR 878/402
R787556 & R787557

HANIFEE JOHN E III
86148 JEAN ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

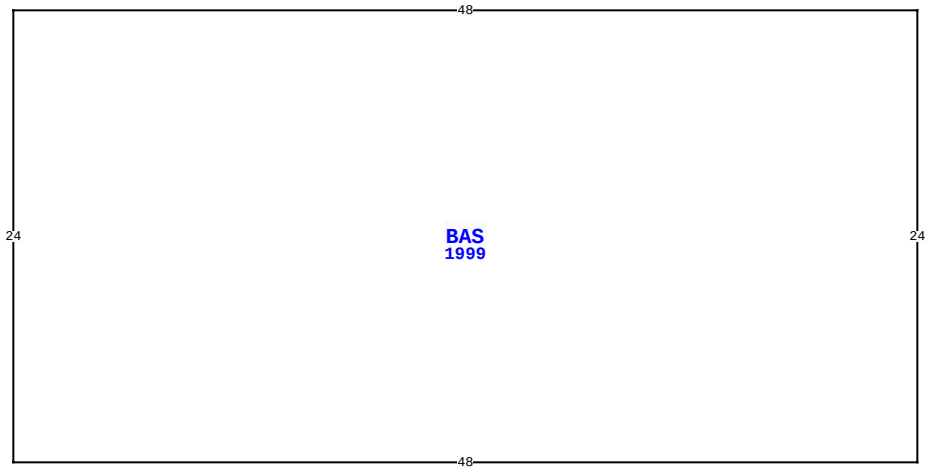
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100	1,152	28,353
TOTALS	1,152		1,152	28,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.2000	82.04	94,510	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2000 Heated Area: 1152 HX Base Yr 2000



86148 JEAN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,353
TOTAL MARKET OB/XF VALUE		3,355
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		111,708
SOH/AGL Deduction		67,460
ASSESSED VALUE		44,248
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,248
TOTAL JUST VALUE		111,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992559	MH MOVE-ON	0	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/0402	4/09/1999	WD	U	I	11	48,000
GRANTOR: PLATT PAULA						
GRANTEE: HANIFEE JOHN E III						
0844/0702	8/10/1998	CT	U	I	14	17,800
GRANTOR: CLERK OF COURT						
GRANTEE: PLATT PAULA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E48 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	0681	POLE SHED	0	100	0	0	325.00	SF	15.00	15.00	100	1990	1990	3	20	975	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 3,355

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	100		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS