TRACT 77
IN OR 2025/1958
MH/ID N17412A & N17412B

DUMAS DONNA L/E/
86352 JEAN ROAD
YULEE, FL 32097

2024

51-3N-27-4881-0077-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

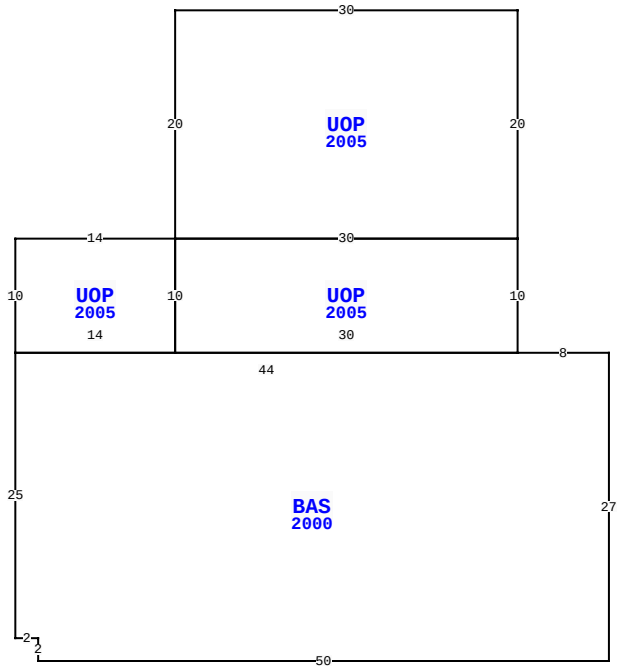
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	56,734
UOP	140	25	35	1,419
UOP	300	25	75	3,040
UOP	600	25	150	6,079
TOTALS	2,440		1,660	67,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,660	122.8000	92.10	152,886	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2017 Heated Area: 1400 HX Base Yr 2017



86352 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		67,270
TOTAL MARKET OB/XF VALUE		2,440
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		149,710
SOH/AGL Deduction		71,190
ASSESSED VALUE		78,520
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,520
TOTAL JUST VALUE		149,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970718	REPAIR/RRF	0	01/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2025/1958	1/27/2016	PR	U	I	19	100
GRANTOR: COFFEY CYNTHIA E P/R						
GRANTEE: DUMAS DONNA L/E						
1292/1208	2/03/2005	WD	Q	I		96,500
GRANTOR: MINTON JAMES T & HELE						
GRANTEE: BAKER FREDDIE RAE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 UOP=[YR=2005] N10 UOP=[YR=2005] N20 W30 S20 E30$ W30 UOP=[YR=2005] W14 S10 E14 N10$ S10 E30$ W44 S25 E2 S2 E50 N27$.

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	1242	WD DECK A	0	100	30	10	300.00	SF	10.00	10.00	100	1985	1985	3	20	600	
2	1242	WD DECK A	0	100	10	2	20.00	SF	10.00	10.00	100	1985	1985	3	20	40	
3	0940	SHEDS/PORT	0	100	20	15	300.00	SF	30.00	30.00	100	2000	2000	3	20	1,800	

LAND DESCRIPTION

TOTAL OB/XF 2,440

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