

TRACT 95 R621732 & R621733
IN OR 1938/1414
YULEE HILLS PB 4/31

CREWS ROGER D & KRISTY NICHOLE
86047 MELISSA RD
YULEE, FL 32097

2024

51-3N-27-4881-0095-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	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

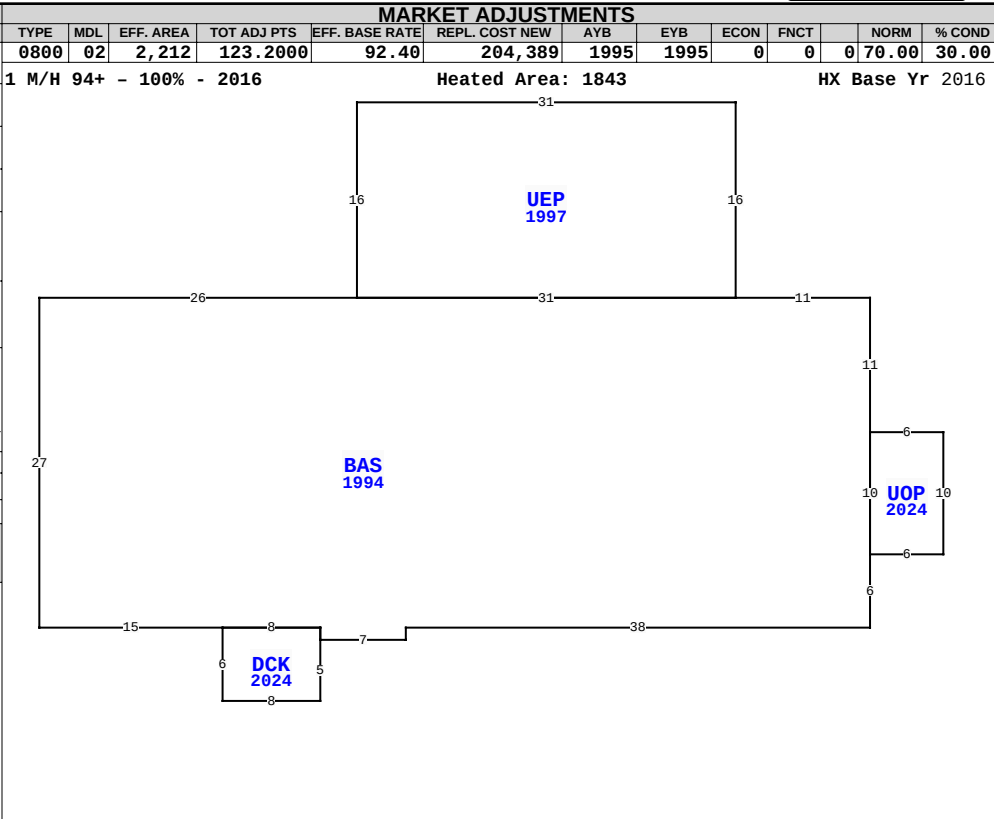
Quality	03 Quality Level 03		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	51,088
DCK	48	15	7	194
UEP	496	70	347	9,619
UOP	60	25	15	416

TOTALS	2,447	2,212	61,317
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0351	CARPORT MT	0	100	21	20	420.00	SF	10.00
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		RM	153.00	285.00	1.00



TOTAL OB/XF														
8,719														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000102	C	SFR/MH	100		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					61,317				
TOTAL MARKET OB/XF VALUE					8,719				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					150,036				
SOH/AGL Deduction					69,509				
ASSESSED VALUE					80,527				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					30,527				
TOTAL JUST VALUE					150,036				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					152,265				

1995 CLAYTON			
RP: R0621732 & R0621733			
DW/MH VIN: WHC003835G(A/B)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326760	12/24 SHED	11,471	01/01/2013
B9704095	XFOB	3,950	07/01/1997
8845	MH MOVE-ON	800	03/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1938/1414	8/27/2014	WD	Q	I	02	89,000	
GRANTOR: GILLESPIE BRENDA							
GRANTEE: CREWS ROGER D & KRI							
1833/0642	12/07/2012	DG	U	I	30	100	
GRANTOR: GILLESPIE WINNIE F							
GRANTEE: GILLESPIE BRENDA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1994;ORIG=0,0] W11 W31 W26 S27 E15 E8 S1 E7 N1 E38 N6 N10 N11 \$									
UEP=[YR=1997;ORIG=-11,0] N16 W31 S16 E31 \$									
DCK=[YR=2024;ORIG=-45,27] W8 S6 E8 N5 N1 \$									
UOP=[YR=2024;ORIG=0,11] E6 S10 W6 N10 \$									