

MAYHAN SHANNON M
86015 RON NELSON LN
YULEE, FL 32097

52-3N-27-0000-0002-0360

BUILDING CHARACTERISTICS																								
ELEMENT	CD																							
Exterior Wall	30	VINYL 100																						
Roof Structur	03	GABLE/HIP 100																						
Roof Cover	03	COMP SHNGL 100																						
Interior Wall	05	DRYWALL 100																						
Interior Floo	14	CARPET 60																						
Interior Floo	08	SHT VINYL 40																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		4 100																						
Bathrooms		2 100																						
Frame	02	WOOD FRAME 100																						
Stories	0	0 100																						
Units		0 100																						
Quality		04	Quality Level 04																					
DOR CODE		0200	MOBILE HOME																					
MAP NUM			MKT AREA				04																	
NEIGHBORHOOD/LOC		4053.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,052	100	2,052	147,791																				
TOTALS		2,052		2,052	147,790																			
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								
2	1242	WD DECK A	0	0	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	65	1,560								
LAND DESCRIPTION										TOTAL OB/XF								1,560						
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH																					
REVIEW DATE 04/15/2024 BY KWA Total Acres: 1.17 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 08/06/2024 BY SYS																								

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND	
0800	02	2,052	128.0400	96.03	197,054	2014	2014		0	0	25.00	75.00
2 M/H 94+ - 0% - 0 Heated Area: 2052 HX Base Yr												
-76- 27 BAS 2014 -76-												

NASSAU COUNTY PROPERTY VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 4					Tax Dist:					
BUILDING MARKET VALUE					147,790					
TOTAL MARKET OB/XF VALUE					1,560					
TOTAL LAND VALUE - MARKET					93,600					
TOTAL MARKET VALUE					242,950					
SOH/AGL Deduction					39,678					
ASSESSED VALUE					203,272					
TOTAL EXEMPTION VALUE					0					
BASE TAXABLE VALUE					203,272					
TOTAL JUST VALUE					242,950					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					229,988					
DW/MH VIN: FLE260GA1461079(A/B) - 2014 FLEETWOOD										
PERMIT NUM				DESCRIPTION			AMT		ISSUED	
MH145533				MH MOVE-ON			0		02/01/2014	
SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	I I	RSN CD	SALE PRICE		
1902/1516		2/12/2014		TD	U	I	11	100		
GRANTOR: MAYHAN SHANNON M TRUS										
GRANTEE:MAYHAN SHANNON M										
1446/1831		9/22/2006		QC	U	I	01	100		
GRANTOR: SWARTZ SUSAN P										
GRANTEE: SWARTZ CARL E										
BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2014] W76 S27 E76 N27\$.										