

SCOTT FRANK N
76045 MUDDY TRAIL
YULEE, FL 32097

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	30	0800	02	1,879	126.0000	107.10	201,241	1994	1994	0	0	0	70.00	30.00	VALUATION BY														
Roof Structur	03	2 M/H 94+ - 0% - 0												STANDARD															
Roof Cover	12	Heated Area: 1879												HX Base Yr															
Interior Wall	05	16												12															
Interior Floo	11	FEP												2012															
Interior Floo	08	12												12															
Air Condition	03	26												26															
Heating Type	04	50												16															
Bedrooms		26												66															
Bathrooms		BAS												2002															
Frame	02	26												26															
Stories	1.	26												26															
Units		26												26															
Quality															03	Quality Level 03													
DOR CODE															5000	IMPROVED AG													
MAP NUM																MKT AREA													
NEIGHBORHOOD/LOC															5001.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,716	100	2002	1,716	55,135																								
FEP	192	85	2012	163	5,237																								
TOTALS															1,908			1,879	60,372										
EXTRA FEATURES															76045 MUDDY TR, YULEE														
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												
1	0751	UOP	0	0	12	10	120.00	SF	6.70	6.70	100	1992	1992	3	20	161													
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000													
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000													
4	0753	UEP	0	0	12	8	96.00	SF	19.80	19.80	100	1990	1990	3	20	380													
5	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1996	1996	3	20	240													
6	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2004	2004	3	21	756													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
3	005900	A	TIMBER WETLA	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	50.00	50.00	900												
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	261,000												
REVIEW DATE 10/02/2020 BY KW Total Acres: 20.00 Total Land Value: 90,900 Market: 261,000 Agricultural: 900 Common: 90,000 PRINTED 07/30/2025 BY SYS																													

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