PT OF E1/2 OF NE1/4
IN OR 2758/1718

STEWARD ROY
1210 TIMBERCLIFF DR
MANSFIELD, OH 44907

2025

03-2N-26-0000-0001-0040

BUILDING CHARACTERISTICS

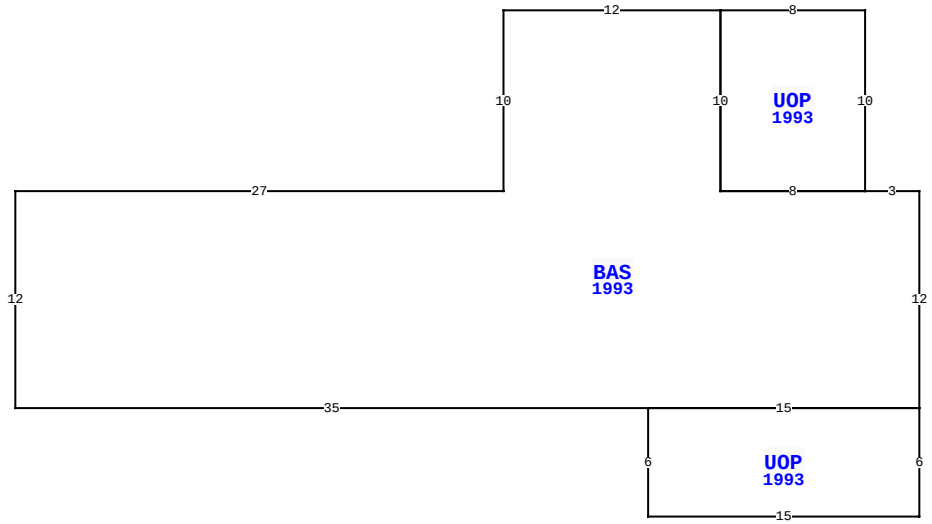
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	16,451
UOP	80	25	1993	20	457
UOP	90	25	1993	22	503
TOTALS	890			762	17,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	762	95.2000	76.16	58,034	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 720 HX Base Yr



66001 IONA PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	93,403
TOTAL MARKET OB/XF VALUE	6,344
TOTAL LAND VALUE - MARKET	109,200
TOTAL MARKET VALUE	208,947
SOH/AGL Deduction	0
ASSESSED VALUE	208,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,947
TOTAL JUST VALUE	208,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007317	REPAIR/RRF	14,000	06/04/2021
992773	MH MOVE-ON	0	07/01/1999
971807	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/1718	11/13/2024	WD	U	I	11	100
GRANTOR: THE POLAND TRUST						
GRANTEE: STEWARD ROY						
1142/0110	6/03/2003	WD	Q	I	01	100
GRANTOR: POLAND CLARENCE D & L						
GRANTEE: POLAND CLARENCE D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 UOP=[YR=1993] N10 W8 S10 E8 $ W8 N10 W12 S10 W27 S12 E35 UOP=[YR=1993] S6 E15 N6 W15 $ E15 N12 $.

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	0940	SHEDS/PORT	0	0	24	16	384.00	SF	20.10	20.10	100	1988	1988	3	20	1,544	
2	0681	POLE SHED	0	0	10	18	180.00	SF	15.00	15.00	100	1988	1988	3	20	540	
3	0680	POLE SHED	0	0	24	32	768.00	SF	10.00	10.00	100	1982	1982	3	20	1,536	
4	0681	POLE SHED	0	0	8	18	144.00	SF	15.00	15.00	100	1994	1994	3	20	432	
6	0350	CARPORT WD	0	0	14	30	420.00	SF	13.00	13.00	100	1994	1994	3	20	1,092	
7	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,344

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	000100	C	RES	0	0005	OR	0.00	0.00	7.00	AC		1.00	1.00	0.80	19,500.00	15,600.00	109,200							

REVIEW DATE 02/04/2025 BY TWA Total Acres: 7.00 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 07/30/2025 BY SYS

PT OF E1/2 OF NE1/4
IN OR 2758/1718

STEWARD ROY
1210 TIMBERCLIFF DR
MANSFIELD, OH 44907

2025

03-2N-26-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

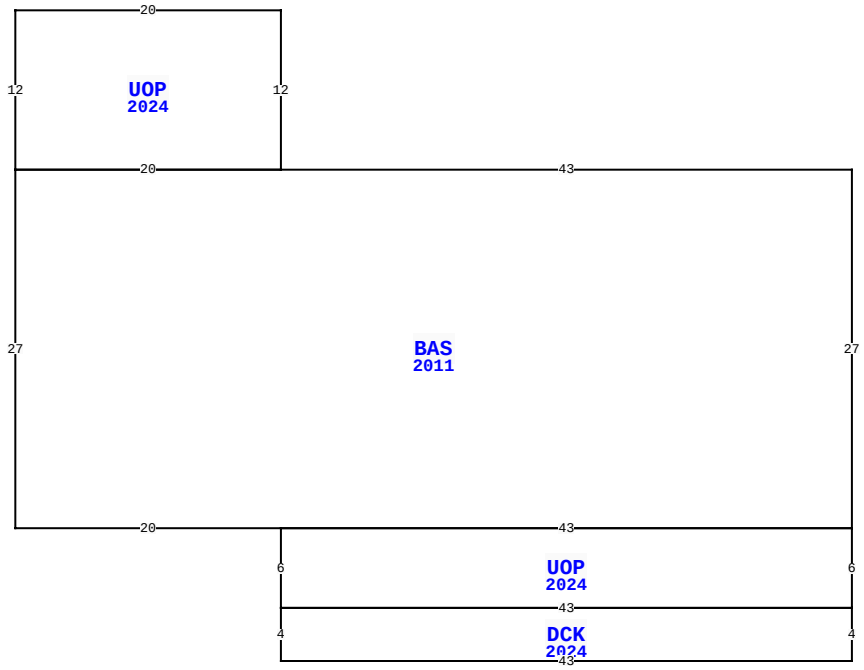
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2011	1,701	69,835
DCK	172	15	2024	26	1,068
UOP	240	25	2024	60	2,463
UOP	258	25	2024	64	2,628
TOTALS	2,371			1,851	75,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,851	115.0000	97.75	180,935	1999	1999	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 2025 Heated Area: 1701 HX Base Yr



66001 IONA PL, YULEE

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,564

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GRANTOR: THE POLAND TRUST						
GRANTEE: STEWARD ROY						
1142/0110	6/03/2003	WD	Q	I	01	100
GRANTOR: POLAND CLARENCE D & L						
GRANTEE: POLAND CLARENCE D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W43 W20 S27 E20 E43 N27 $
UOP=[YR=2024;ORIG=-63,0] E20 N12 W20 S12 $
UOP=[YR=2024;ORIG=-43,27] E43 S6 W43 N6 $
DCK=[YR=2024;ORIG=-43,33] E43 S4 W43 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/04/2025 BY TWA Total Acres: 7.00 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 07/30/2025 BY SYS