PT OF ELY 1/2 OF NE1/4
IN OR 1034/242
R568188 R568189 (EX 1-8)

STEWARD DUANE E
66068 IONA PL
YULEE, FL 32097

2025

03-2N-26-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

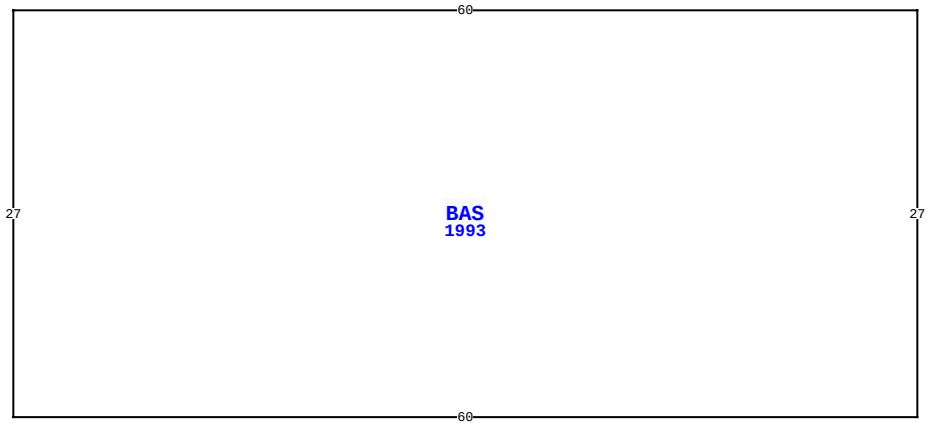
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	45,567
TOTALS	1,620			1,620	45,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	117.2000	93.76	151,891	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1620 HX Base Yr 2023



66068 IONA PL, 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		45,567
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		92,007
SOH/AGL Deduction		3,546
ASSESSED VALUE		88,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,739
TOTAL JUST VALUE		92,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-923	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1034/0242	1/31/2002	QC	U	I	07	100
GRANTOR: POLAND LOIS E						
GRANTEE: STEWARD DUANE E						
0688/0146	9/09/1993	WD	Q	V	01	100
GRANTOR: POLAND LOIS E						
GRANTEE: STEWARD DUANE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1996	1996	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS