PT OF E1/2 OF NE1/4
IN OR 2758/1716

BURNHAM NANCIE
66126 IONA PLACE
YULEE, FL 32097

2025

03-2N-26-0000-0001-0160

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

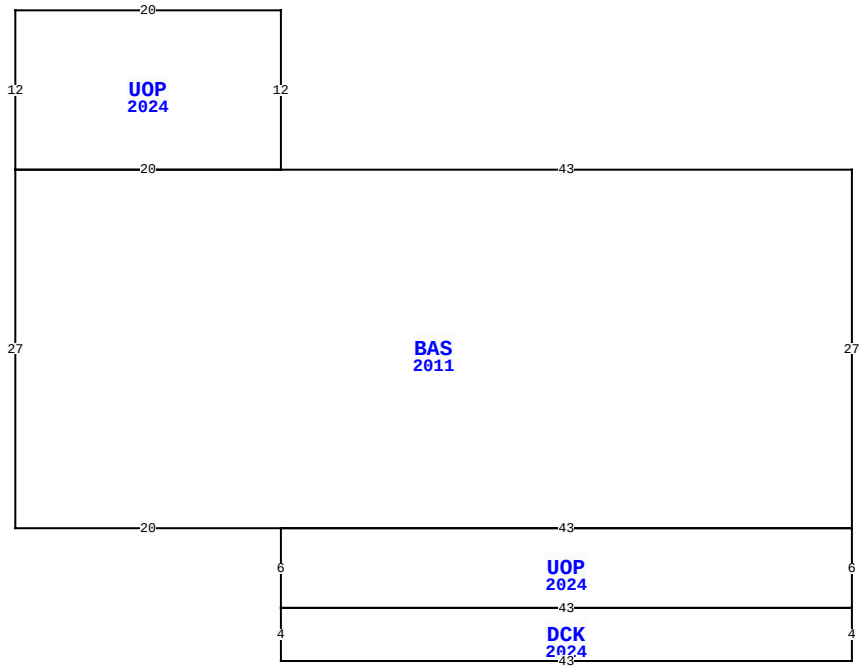
DOR CODE: 0200 MOBILE HOME
MAP NUM:
MKT AREA: 05
NEIGHBORHOOD/LOC: 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	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

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



66126 IONA PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	75,993
TOTAL MARKET OB/XF VALUE	1,376
TOTAL LAND VALUE - MARKET	48,600
TOTAL MARKET VALUE	125,969
SOH/AGL Deduction	0
ASSESSED VALUE	125,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,969
TOTAL JUST VALUE	125,969
NCON VALUE	77,369
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2758/1716	11/13/2024	WD	U	V	11	100

GRANTOR: THE POLAND TRUST
GRANTEE: BURNHAM NANCIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W43 W20 S27 E20 E43 N27 $
UOP=[YR=2024;ORIG=-43,27] E43 S6 W43 N6 $
UOP=[YR=2024;ORIG=-63,0] E20 N12 W20 S12 $
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
1	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2025	2020		86	1,376	

LAND DESCRIPTION

TOTAL OB/XF 1,376

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	1.08	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,600							

REVIEW DATE 02/04/2025 BY TWA Total Acres: 1.08 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 07/30/2025 BY SYS