PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 277/336
{8U620478MA & 8U620478MB}

JACKSON RONALD L
PO BOX 545
YULEE, FL 32041-0545

2025

06-2N-27-0000-0005-0110

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

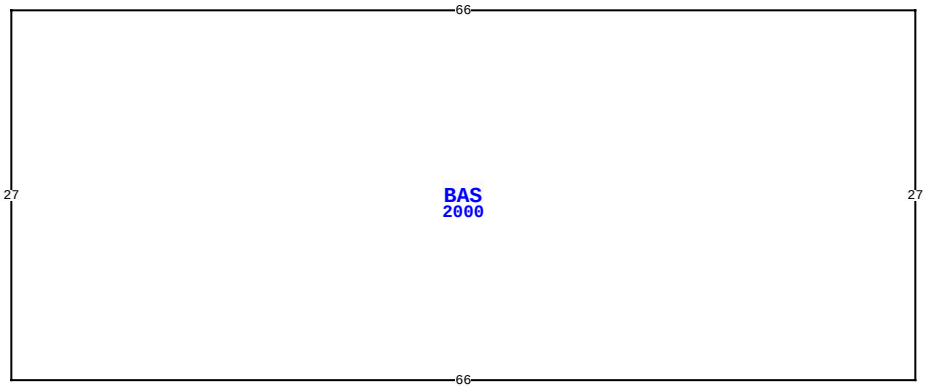
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2000	1,782	78,110
TOTALS	1,782			1,782	78,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.2000	99.62	177,523	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 1782 HX Base Yr 1981



76140 PINE CREST RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,110
TOTAL MARKET OB/XF VALUE		2,296
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		165,406
SOH/AGL Deduction		102,130
ASSESSED VALUE		63,276
TOTAL EXEMPTION VALUE	HX HB	38,276
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002972	MH MOVE-ON	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0277/0336	10/01/1978	WD	Q	V		2,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 S27 E66 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	0810	CONCRETE A	0	100	7	6	42.00	SF	6.50	6.50	100	1984	1984	3	41	112	
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	35.00	35.00	100	1999	1999	3	26	2,184	

LAND DESCRIPTION

TOTAL OB/XF 2,296

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS