PT GOVT LOT 4 OF SEC 6-2N-27E
IN OR 1863/1900
{1998 FTWD DW/MH}

THOMAS DANIEL D JR
P.O. BOX 816
YULEE, FL 32041

2025

06-2N-27-0000-0005-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

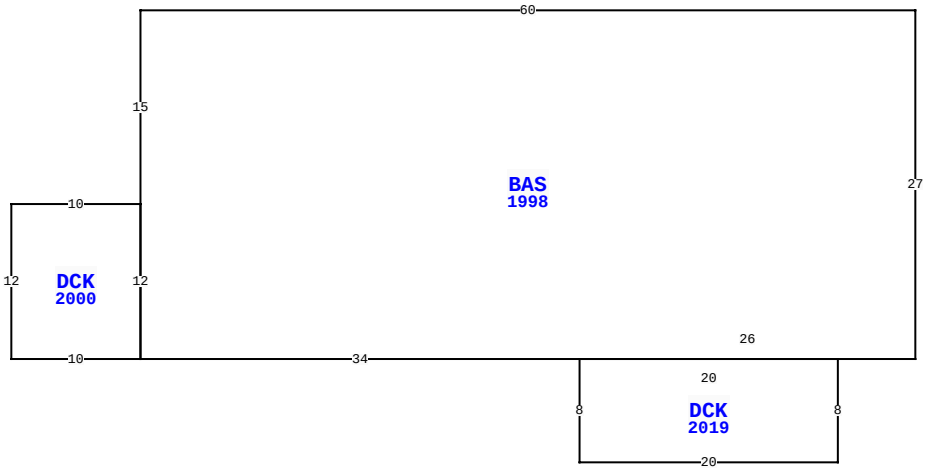
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	1998	1,620	64,554
DCK	120	15	2000	18	717
DCK	160	15	2019	24	956
TOTALS	1,900			1,662	66,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,662	117.2000	99.62	165,568	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr 2015



75852 MENTORIA 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		66,227
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		131,750
TOTAL MARKET VALUE		197,977
SOH/AGL Deduction		126,019
ASSESSED VALUE		71,958
TOTAL EXEMPTION VALUE	HX HB	46,958
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		197,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1863/1900	6/21/2013	WD	U	I	40	46,000
GRANTOR: QUATTLEBAUM SHERRY						
GRANTEE: THOMAS DANIEL D JR						
1836/0744	1/22/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: QUATTLEBAUM SHERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S15 DCK=[YR=2000] W10 S12 E10 N12$ S12 E34
DCK=[YR=2019] S8 E20 N8 W20$ E26 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

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
1	000100	C	RES	100		OR	0.00	0.00	1.55	AC		1.00	1.00	1.00	85,000.00	85,000.00	131,750							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.55 Total Land Value: 131,750 Market: 0 Agricultural: 0 Common: 131,750 PRINTED 07/30/2025 BY SYS