PT E1/2 OF SE1/4
IN OR 1497/717
R567688 & R567689

WEEKS SHARON S
75063 INDIAN AVENUE
YULEE, FL 32097

**2025**

**08-2N-27-0000-0005-0040**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

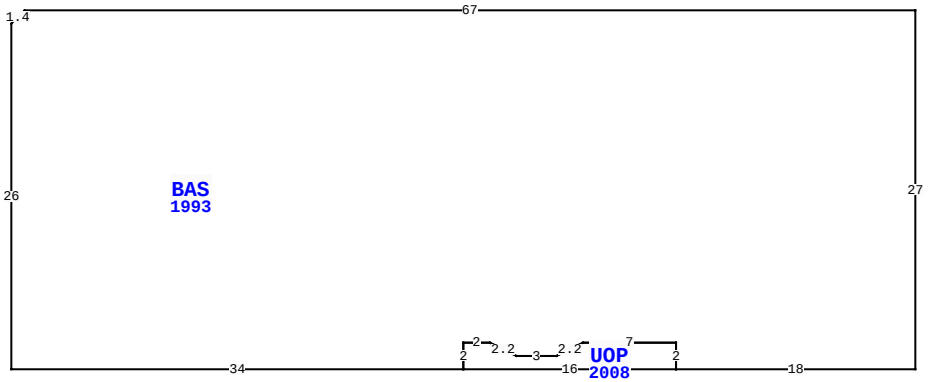
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,809 | 100 | 1993 | 1,809 | 53,662 |
| UOP | 27 | 25 | 2008 | 7 | 208 |
| TOTALS | 1,836 | | | 1,816 | 53,870 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,816 | 123.6000 | 98.88 | 179,566 | 1993 | 1993 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1993 Heated Area: 1809 HX Base Yr 1993




75063 INDIAN AVE, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 53,870 |
| TOTAL MARKET OB/XF VALUE | | 3,882 |
| TOTAL LAND VALUE - MARKET | | 108,800 |
| TOTAL MARKET VALUE | | 166,552 |
| SOH/AGL Deduction | | 98,128 |
| ASSESSED VALUE | | 68,424 |
| TOTAL EXEMPTION VALUE | HX HB | 43,424 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 166,552 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,488 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1497/0717 | 5/07/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: WEEKS DONALD G | | | | | | |
| GRANTEE: WEEKS SHARON S | | | | | | |
| 0756/0136 | 4/04/1996 | WD | Q | I | 06 | 30,000 |
| GRANTOR: CRIDER CURTIS & SHARO | | | | | | |
| GRANTEE: WEEKS DONALD & SHAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W67 L1 D1 S26 E34 UOP=[YR=2008] E16 N2 W7 L2 D1 W3 U1 L2 W2 S2$ N2 E2 R2 D1 E3 U1 R2 E7 S2 E18 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1993 | 1993 | 3 | 72 | 2,520 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 6 | 20 | 120.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 240 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 561.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 1,122 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,882

| 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 | 1.28 | AC | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 108,800 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.28 Total Land Value: 108,800 Market: 0 Agricultural: 0 Common: 108,800 PRINTED 07/30/2025 BY SYS