PT OF E1/2 OF SE1/4
OR 829/797 EX 5-28
2007 SCTB DW/MH

WILLIAMS NORMAN HENRY
75079 INDIAN AVENUE
YULEE, FL 32097

2025

08-2N-27-0000-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

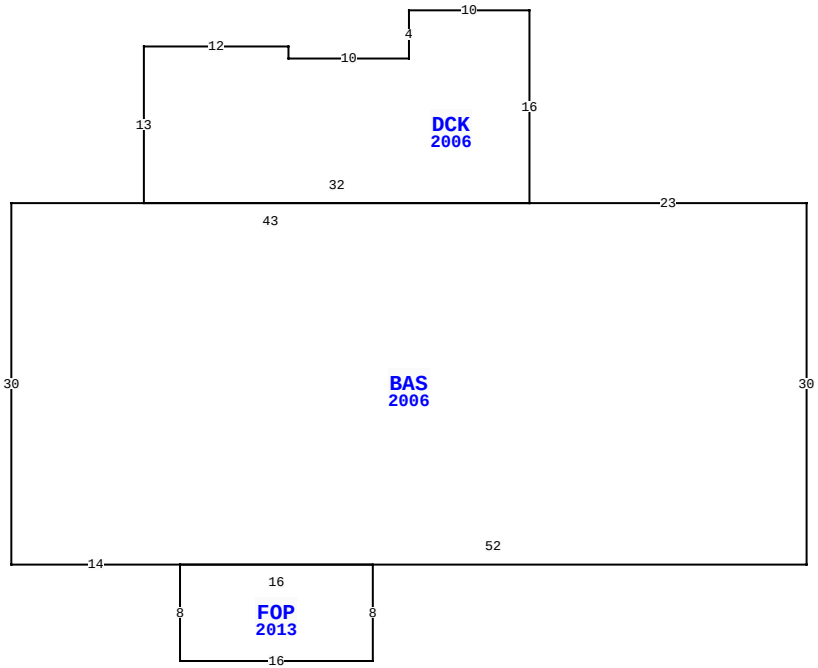
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 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	1,980	100	2006	1,980	99,903
DCK	436	10	2006	44	2,220
FOP	128	30	2013	38	1,917
TOTALS	2,544			2,062	104,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,062	106.0000	90.10	185,786	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 1998 Heated Area: 1980 HX Base Yr 1998



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

75079 INDIAN AVE, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		114,811
TOTAL MARKET OB/XF VALUE		3,691
TOTAL LAND VALUE - MARKET		234,600
TOTAL MARKET VALUE		353,102
SOH/AGL Deduction		215,118
ASSESSED VALUE		137,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,262
TOTAL JUST VALUE		353,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4838	MH MOVE-ON	0	11/27/2006
E18071	ELEC OTHER	0	09/01/2006
M12055	MECH OTHER	0	09/01/2006
P11543	OTHER	0	09/01/2006
B9805535	NEW CONSTR	22,400	11/01/1998
7538	CHNGE SRVC	0	07/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0829/0797	4/09/1998	DC	U	I		0
GRANTOR: BRUCE W LAMAR & JEAN						
GRANTEE: WILLIAMS NORMAN HEN						
0798/0461	7/01/1997	WD	Q	I		58,900
GRANTOR: LAMAR BRUCE W & JEAN						
GRANTEE: WILLIAMS NORMAN HEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 DCK=[YR=2006] N16 W10 S4 W10 N1 W12 S13 E32 $ W43 S30E14 FOP=[YR=2013] S8 E16 N8 W16 $ E52 N30 $.

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	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1985	1985	3	20	576	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,691

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	2.76	AC		1.00	1.00	1.00	85,000.00	85,000.00	234,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.76 Total Land Value: 234,600 Market: 0 Agricultural: 0 Common: 234,600 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

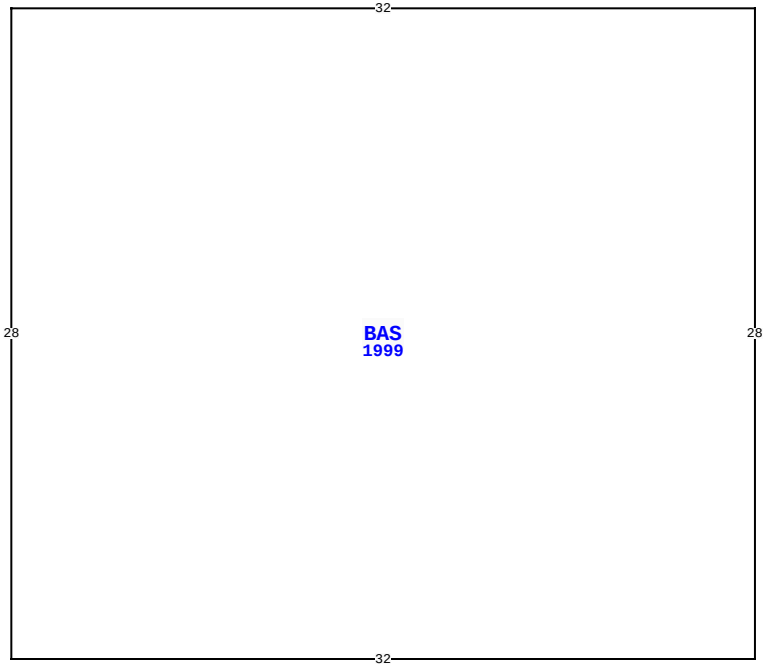
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1999	896	10,771
TOTALS	896			896	10,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	896	57.0000	21.09	18,897	1999	1999	0	0	0	43.00	57.00

2 GARAGE RES – 100% - 1998 Heated Area: 896 HX Base Yr 1998



75079 INDIAN AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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GRANTOR: LAMAR BRUCE W & JEAN						
GRANTEE: WILLIAMS NORMAN HEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W32 S28 E32 N28$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.76 Total Land Value: 234,600 Market: 0 Agricultural: 0 Common: 234,600 PRINTED 07/30/2025 BY SYS