PT OF NE1/4 OF SEC 8-3N-26E
IN OR 843/1514 (EX ESMT
IN OR 843/1507)

TEMPLES JEAN B
153347 COUNTY ROAD 108
YULEE, FL 32097

**2025**

**08-3N-26-0000-0001-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

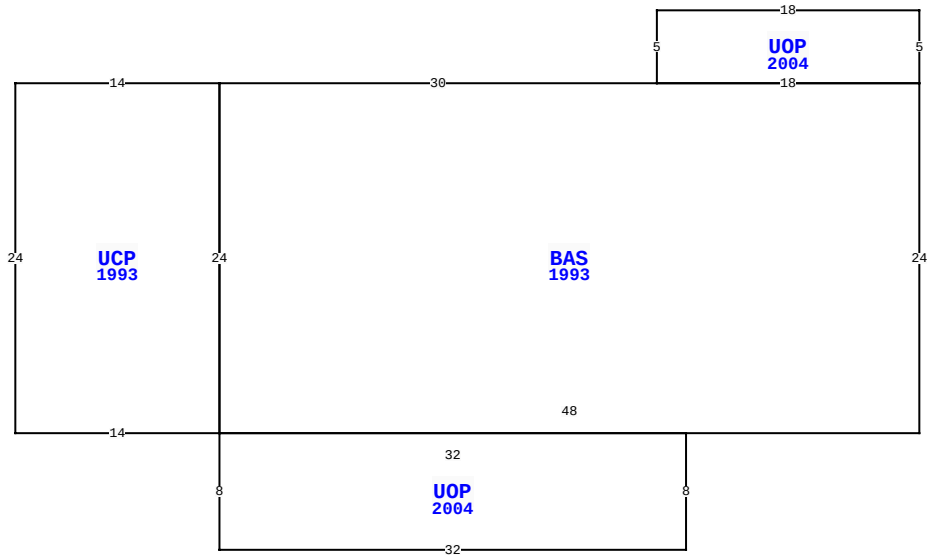
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,152 | 100 | 1993 | 1,152 | 34,173 |
| UCP | 336 | 20 | 1993 | 67 | 1,988 |
| UOP | 90 | 25 | 2004 | 22 | 653 |
| UOP | 256 | 25 | 2004 | 64 | 1,898 |
| TOTALS | 1,834 | | | 1,305 | 38,711 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,305 | 123.6000 | 98.88 | 129,038 | 1985 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1152 HX Base Yr 1990




153347 CR 108, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 38,711 |
| TOTAL MARKET OB/XF VALUE | | 8,430 |
| TOTAL LAND VALUE - MARKET | | 74,900 |
| TOTAL MARKET VALUE | | 122,041 |
| SOH/AGL Deduction | | 76,905 |
| ASSESSED VALUE | | 45,136 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 15,136 |
| TOTAL JUST VALUE | | 122,041 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6824 | XFOB | 8,160 | 11/02/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0843/1514 | 8/05/1998 | WD | U | I | 10 | 28,300 |
| GRANTOR: PETERSON FLOYD & CLYD | | | | | | |
| GRANTEE: TEMPLES ARTHUR JR & | | | | | | |
| 0588/0555 | 1/18/1990 | CD | U | I | 11 | 37,800 |
| GRANTOR: PETERSON F F & C B | | | | | | |
| GRANTEE: TEMPLES A T JR & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2004] W18 S5 BAS=[YR=1993] W30 UCP=[YR=1993] W14 S24 E14 N24$ S24 UOP=[YR=2004] S8 E32 N8 W32$ E48 N24 W18$ E18 N5$ .

## 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 | 0 | 0 | 270.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 44 | 772 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 8 | 96.00 | SF | 20.10 | 20.10 | 100 | 1985 | 1985 | 3 | 20 | 386 | |
| 3 | 0200 | BARN WD 0- | 0 | 100 | 30 | 12 | 360.00 | SF | 20.00 | 20.00 | 100 | 1990 | 1990 | 3 | 20 | 1,440 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 24 | 9 | 216.00 | SF | 15.00 | 15.00 | 100 | 1991 | 1991 | 3 | 20 | 648 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 18 | 432.00 | SF | 30.00 | 30.00 | 100 | 1991 | 1991 | 3 | 20 | 2,592 | |
| 6 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 56 | 1,960 | |
| 7 | 0681 | POLE SHED | 0 | 100 | 18 | 9 | 162.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 26 | 632 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,430

| 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 | 2.14 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 74,900 | | | | | | | |

REVIEW DATE 03/27/2020 BY KBP Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 07/30/2025 BY SYS