PT OF SUB LOT 56
IN OR 2441/1443
SUB OF GOVT LOT 9 UNR

PRESCOTT CHANTAL ILENE E
75041 NEWELL RD
YULEE, FL 32097

2025

14-2N-26-4280-0040-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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	04	Quality Level 04

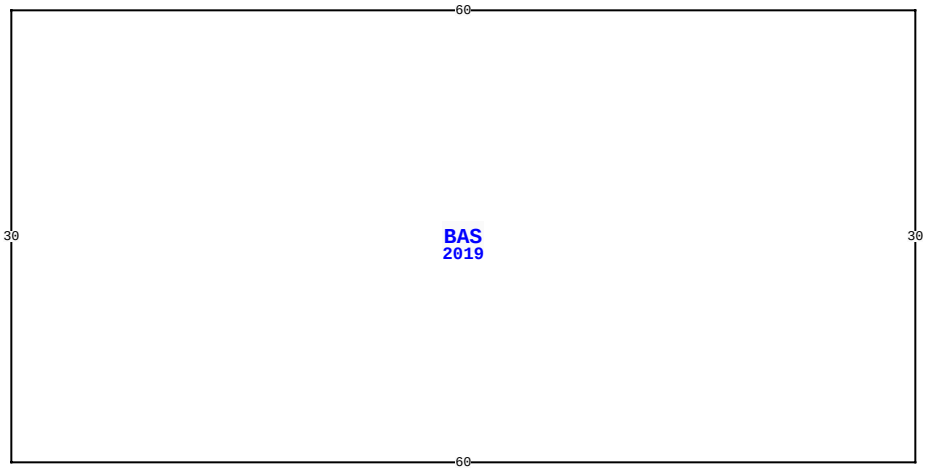
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2019	1,800	167,091
TOTALS	1,800			1,800	167,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.4800	109.21	196,578	2013	2017	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1800 HX Base Yr



75041 NEWELL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	167,091
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	207,091
SOH/AGL Deduction	7,640
ASSESSED VALUE	199,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,451
TOTAL JUST VALUE	207,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000987	CO ISSUED	0	01/31/2019
MH181188	MH MOVE-ON	0	12/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/1443	3/10/2021	WD	Q	I	01	189,000
GRANTOR: CARTER DONALD W REVOC						
GRANTEE: PRESCOTT CHANTAL IL						
2307/1143	9/12/2019	LE	U	I	11	100
GRANTOR: CARTER DONALD W						
GRANTEE: LYNN JESSICA ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S30 E60 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

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	0		RM	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 07/11/2019 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS