LOT 28
IN OR 1197/1309
118518355A & 118518355B

TIPTON GARY
75025 SEMPER FI DRIVE
YULEE, FL 32097

2025

18-2N-27-4316-0028-0000

BUILDING CHARACTERISTICS

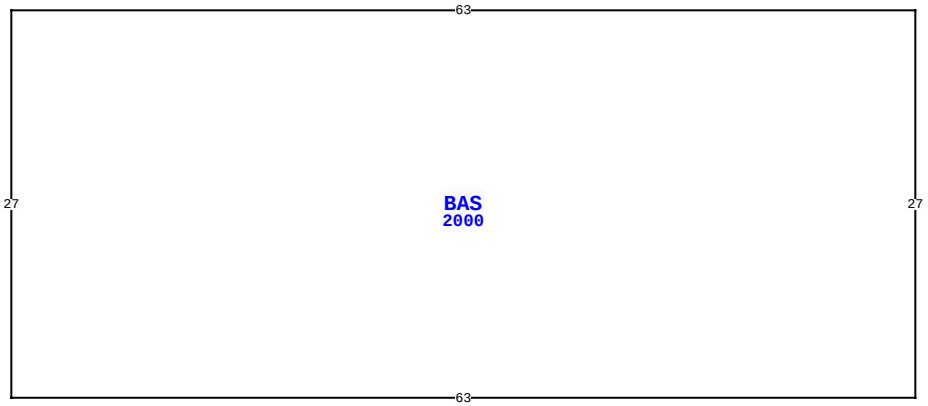
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2000	1,701	67,782
TOTALS	1,701			1,701	67,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	117.2000	99.62	169,454	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1701 HX Base Yr



75025 SEMPER FI DR, 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	67,782
TOTAL MARKET OB/XF VALUE	6,202
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	128,984
SOH/AGL Deduction	18,949
ASSESSED VALUE	110,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,035
TOTAL JUST VALUE	128,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97205	MH MOVE-ON	0	01/07/1998
MH972053	MH MOVE-ON	0	12/01/1997
97 1663	MH MOVE-ON	0	01/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/1309	12/24/2003	WD	Q	I	05	92,000
GRANTOR: YULEE REPO HOME CENTE						
GRANTEE: TIPTON GARY						
1140/1957	5/29/2003	WD	Q	I	05	30,000
GRANTOR: HUFF DONALD E						
GRANTEE: YULEE REPO HOME CEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W63 S27 E63 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	1242	WD DECK A	0	0	18	10	180.00	SF	10.00	10.00	100	1988	1988	3	20	360	
2	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20	5.20	100	1999	1999	3	75	3,042	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,202

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/10/2022 BY NWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS