LOT 2
IN OR 1635/1798
1987 PINE DW/MH

STATEN BILLY C & TRACY LYNN
75022 PASSPORT COURT
YULEE, FL 32097

2025

18-2N-27-4317-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

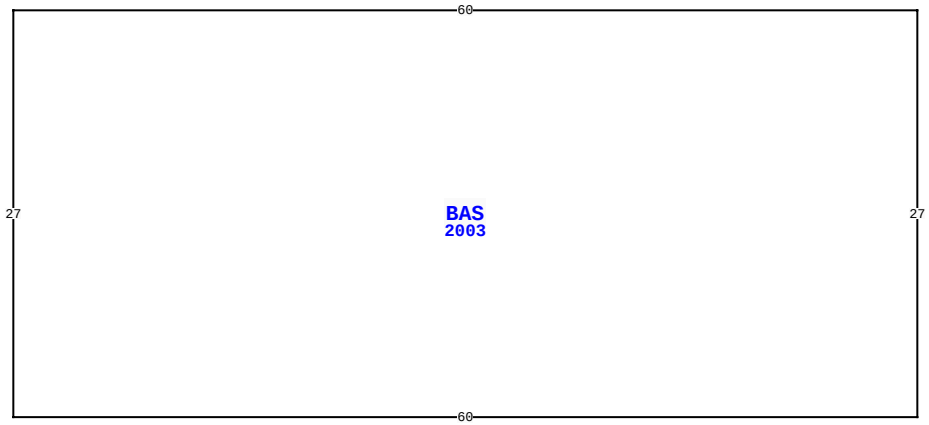
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2003	1,620	47,900
TOTALS	1,620			1,620	47,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	123.2000	98.56	159,667	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1620 HX Base Yr 2010



75022 PASSPORT CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		47,900
TOTAL MARKET OB/XF VALUE		15,516
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		128,416
SOH/AGL Deduction		45,108
ASSESSED VALUE		83,308
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,586
TOTAL JUST VALUE		128,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,254

DW/MH VIN: LHMLP28091351874(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025642	NEW BATH	0	06/01/2002
MH971910	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1635/1798	8/21/2009	WD	U	I	12	86,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: STATEN BILLY C & TR						
1219/0042	3/30/2004	WD	Q	I		82,000
GRANTOR: MITCHELL RUFUS KELLY						
GRANTEE: EQUITY TRUSTE CO CU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W60 S27 E60 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	0300	BOAT DCK W	0	100	11	10	110.00	SF	40.00	40.00	100	2003	2003	3	30	1,320	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	0754	FOP	0	100	20	8	160.00	SF	15.00	15.00	100	2010	2010	3	40	960	
4	0754	FOP	0	100	32	10	320.00	SF	15.00	15.00	100	2010	2010	3	40	1,920	
5	0300	BOAT DCK W	0	100	16	16	256.00	SF	40.00	40.00	100	2024	2020		90	9,216	

LAND DESCRIPTION

TOTAL OB/XF 15,516

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	000134	C	RES POND	100	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/03/2024 BY TWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS