LOT 6
IN OR 2084/529
R568071 & R568072

KALTENBACH RHONDA DIANE
75067 PASSPORT CT
YULEE, FL 32097

2025

18-2N-27-4317-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

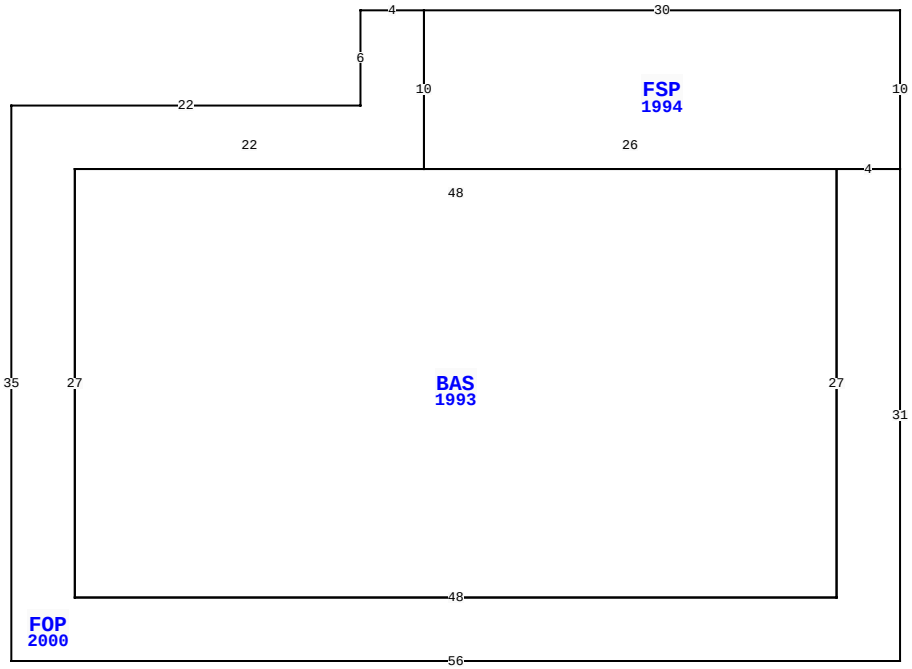
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,296	100	1993	1,296	38,320
FOP	568	30	2000	170	5,027
FSP	300	60	1994	180	5,322
TOTALS	2,164			1,646	48,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,646	123.2000	98.56	162,230	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1296 HX Base Yr 2017



75067 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		48,669
TOTAL MARKET OB/XF VALUE		38,721
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		152,390
SOH/AGL Deduction		53,595
ASSESSED VALUE		98,795
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		43,073
TOTAL JUST VALUE		152,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9053	MH MOVE-ON	30,000	09/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0529	11/18/2016	WD	Q	I	01	150,000
GRANTOR: WOOLLEY JOHN						
GRANTEE: KALTENBACH RHONDA D						
1402/0474	4/06/2006	QC	Q	I	01	100
GRANTOR: WOOLLEY JOHN & ASHLEY						
GRANTEE: WOOLLEY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 N27 $ FOP=[YR=2000] E4 S31 W56 N35 E22 N6 E4 S10 W22 S27 E48 N27 $ FSP=[YR=1994] E4 N10 W30 S10 E26 $.

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	0811	CONCRETE B	0	100	0	0	799.00	SF	5.20	5.20	100	1993	1993	3	64	2,659	
2	0812	CONCRETE C	0	100	0	0	1,577.00	SF	4.00	4.00	100	1994	1994	3	66	4,163	
3	0803	ASPHALT C	0	100	0	0	1,973.00	SF	2.00	2.00	100	1995	1995	3	50	1,973	
4	0920	CWALL-WD/M	0	100	0	0	306.00	LF	273.00	273.00	100	1998	1998	3	20	16,708	
5	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1992	1992	3	100	3,000	
6	0680	POLE SHED	0	100	10	6	60.00	SF	10.00	10.00	100	1996	1996	3	23	138	
7	0510	GARAGE WD-	0	100	36	40	1,440.00	SF	35.00	35.00	100	1994	1994	3	20	10,080	

LAND DESCRIPTION

TOTAL OB/XF 38,721

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		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/31/2022 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS