LOT B (F/K/A 2-3)
IN OR 2076/250
1990 OMNI DW/MH

HARDEN DANA & TIM
16578 YELLOW BLUFF RD
JACKSONVILLE, FL 32226

2025

18-2N-27-431A-000B-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	02	MIN PLYWD 100
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	02	Quality Level 02

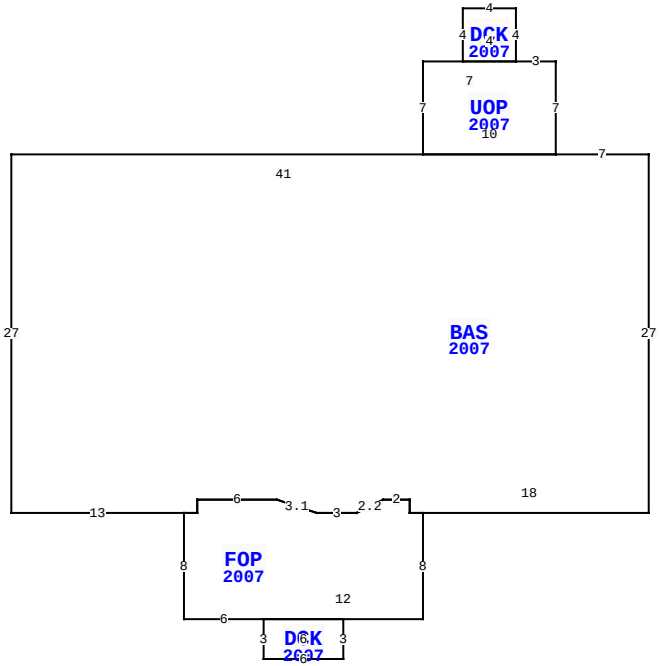
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	2007	1,286	25,062
DCK	16	15	2007	2	39
DCK	18	15	2007	3	59
FOP	155	30	2007	46	896
UOP	70	25	2007	18	351
TOTALS	1,545			1,355	26,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,355	81.2000	64.96	88,021	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1286 HX Base Yr



75595 JOHNSON LAKE RD, 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	26,406
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	81,406
SOH/AGL Deduction	35,100
ASSESSED VALUE	46,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,306
TOTAL JUST VALUE	81,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2076/0250	9/29/2016	SW	U	I	37	15,000
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: HARDEN DANA & TIM						
2027/1274	2/08/2016	QC	U	I	11	100
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: MTGLQ INVESTORS LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 UOP=[YR=2007] N7 W3 DCK=[YR=2007] N4 W4 S4 E4$ W7 S7 E10 $ W41 S27 E13 FOP=[YR=2007] S8 E6 DCK=[YR=2007] S3 E6 N3 W6$ E12 N8 W1 N1 W2 L2 D1 W3 L3 U1 W6 S1 W1$ E1 N1 E6 D1 R3 E3 U1 R2 E2 S1 E18 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

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	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