PT OF SW1/4 OF SE1/4
IN OR 984/1931
2001 CHANC DW/MH

DAVIDSON ANGELA FULLARD
PO BOX 1583
YULEE, FL 32041-1583

2025

27-3N-25-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	05	ASPH TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

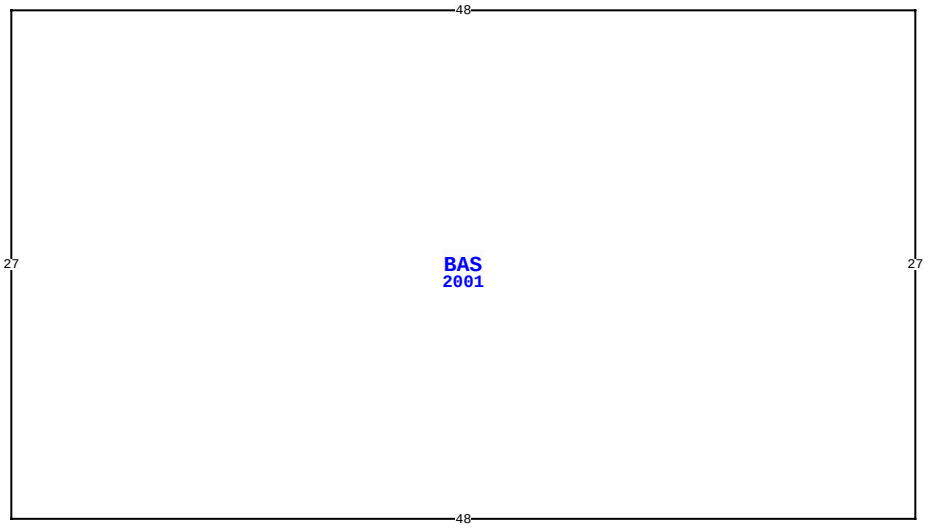
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2001	1,296	59,187
TOTALS	1,296			1,296	59,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	99.28	128,667	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2002 Heated Area: 1296 HX Base Yr 2002



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,187
TOTAL MARKET OB/XF VALUE		9,017
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		135,704
SOH/AGL Deduction		73,567
ASSESSED VALUE		62,137
TOTAL EXEMPTION VALUE	HX HB	37,137
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/1931	5/08/2001	WD	U	I	13	30,900

GRANTOR: GRAHAM SHARI T
GRANTEE: FULLARD ANGELA

56086 ALLYSA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S27 E48 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	0751	UOP	0	100	12	14	168.00	SF	6.50	6.50	100	2016	2016	3	78	852	
2	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2005	2005	3	22	792	
3	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	2024	2022		93	5,357	
4	0680	POLE SHED	0	100	36	20	720.00	SF	10.00	10.00	100	2024	2001		28	2,016	

LAND DESCRIPTION

TOTAL OB/XF 9,017

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	100	0007	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS