PT OF LOT 5 RP 1923
IN OR 175 PG 251
SUB H M THIGPEN EST PB 39/356

OLIVER CHARLES D JR
88287 MAYBOURNE RD
YULEE, FL 32097

2025

37-3N-27-4680-0005-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

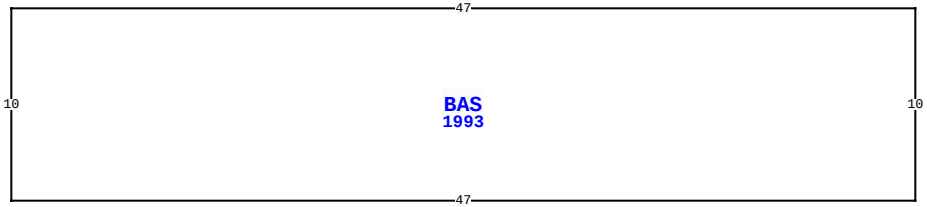
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	470	100	1993	470	6,554
TOTALS	470			470	6,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	470	58.1000	46.48	21,846	1964	1964	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 470 HX Base Yr



97036 CONVERSE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	6,554
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	176,554
SOH/AGL Deduction	102,638
ASSESSED VALUE	73,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,916
TOTAL JUST VALUE	176,554
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8260	CHNGE SRVC	100	06/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0175/0251	1/01/1974	WD	Q	V		7,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S10 E47 N10$.

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS