

PRINCE PAMELA E
P O BOX 1974
YULEE, FL 32041-1974

38-2N-27-0000-0017-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																														
ELEMENT		CD	CONSTRUCTION		VALUATION SUMMARY																																													
Exterior Wall	05	03	AVERAGE 100	0800	02	2,130	117.2000	99.62	212,191	1994	1994	0	0	0	70.00	30.00	VALUATION BY		STANDARD																															
Roof Structur	03	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2004										Heated Area: 1890					HX Base Yr 2004					Tax Group: 4		Tax Dist:																								
Roof Cover	03	05	COMP SHNGL 100																					BUILDING MARKET VALUE		63,657																								
Interior Wall	05	14	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		31,650																								
Interior Floo	14	08	CARPET 80																					TOTAL LAND VALUE - MARKET		255,500																								
Interior Floo	08	03	SHT VINYL 20																					TOTAL MARKET VALUE		350,807																								
Air Condition	03	04	CENTRAL 100																					SOH/AGL Deduction		209,210																								
Heating Type	04		AIR DUCTED 100																					ASSESSED VALUE		141,597																								
Bedrooms			4 100																					TOTAL EXEMPTION VALUE		HX HB		50,722																						
Bathrooms			2 100																					BASE TAXABLE VALUE		90,875																								
Frame	02		WOOD FRAME 100																					TOTAL JUST VALUE		350,807																								
Stories	1.		1. 100																					NCON VALUE		0																								
Units			0 100																					INCOME VALUE																										
																								PREVIOUS YEAR MKT VALUE		328,420																								
Quality	03		Quality Level 03																																															
DOR CODE	0200		MOBILE HOME																																															
MAP NUM			MKT AREA																							04																								
NEIGHBORHOOD/LOC			4053.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,890	100	1994	1,890	56,485																																													
FOP	128	30	2003	38	1,136																																													
FST	96	65	2003	62	1,853																																													
UGR	312	45	2003	140	4,184																																													
TOTALS	2,426			2,130	63,657																																													
EXTRA FEATURES				86090 GW COURSON RD, YULEE										BLD DATE							LGL DATE		05/08/2025					MLU																						
														XF DATE							LAND DATE																													
														INC DATE							AG DATE																													
L N	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	0531	STBL CB	0 100	49	91	4,459.00	SF	32.00	32.00	100	1980	1980	3	20	28,538																																			
2	0681	POLE SHED	0 100	42	14	504.00	SF	15.00	15.00	100	1998	1998	3	25	1,890																																			
3	0810	CONCRETE A	0 100	10	8	80.00	SF	6.50	6.50	100	1980	1980	3	30	156																																			
4	0810	CONCRETE A	0 100	20	10	200.00	SF	6.50	6.50	100	2003	2003	3	82	1,066																																			
LAND DESCRIPTION																	TOTAL OB/XF																	31,650																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	255,000																																	
2	009630	C	SWAMP	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500																																	
REVIEW DATE	12/09/2021	BY	NW	Total Acres: 4.00		Total Land Value: 255,500		Market: 0		Agricultural: 0		Common: 255,500		PRINTED 07/30/2025 BY SYS																																				