OR 611 PG 736
R 107319 & 107320
ESMTS OR 346/192 & 194

AUSTIN SARAH
86200 JAGGED TL
YULEE, FL 32097

2025

38-2N-27-0000-0019-0030

BUILDING CHARACTERISTICS

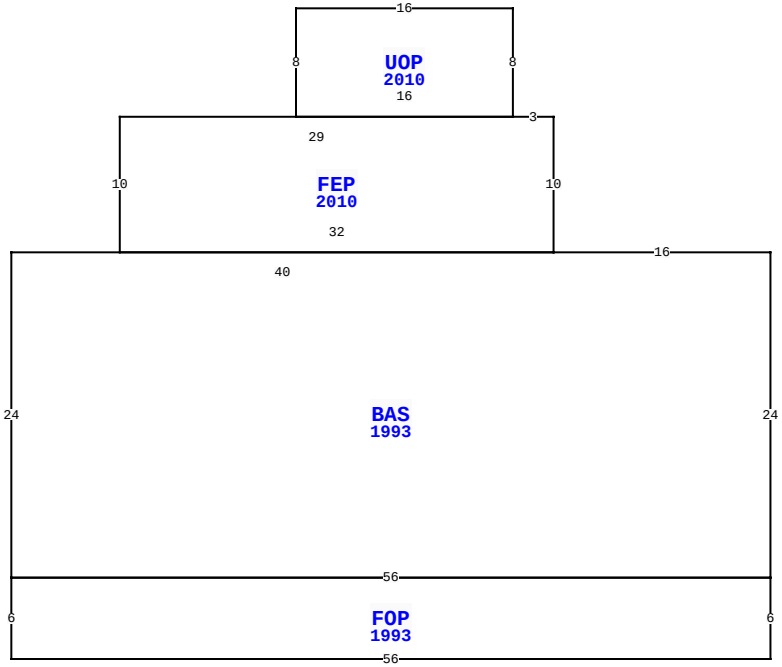
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		15 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,344	100	1993	1,344	32,643
FEP	320	85	2010	272	6,606
FOP	336	30	1993	101	2,453
UOP	128	25	2010	32	777
TOTALS	2,128			1,749	42,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,749	101.2000	80.96	141,599	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 1616 HX Base Yr 2008



86200 JAGGED TRL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		121,781
TOTAL MARKET OB/XF VALUE		3,195
TOTAL LAND VALUE - MARKET		86,845
TOTAL MARKET VALUE		211,821
SOH/AGL Deduction		57,671
ASSESSED VALUE		154,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,428
TOTAL JUST VALUE		211,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,301

MOBILE HOME + SFR (PORTION) ARE ATTACHED TOGETHER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0611/0736	11/05/1990	QC	Q	I	01	100
GRANTOR: AUSTIN STANLEY						
GRANTEE: AUSTIN SARAH						
0332/0393	3/01/1981	WD	U	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2010] N10 W3 UOP=[YR=2010] N8 W16 S8 E16$ W29 S10 E32$ W40 S24 FOP=[YR=1993] S6 E56 N6 W56$ E56 N24$.

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	0350	CARPORT WD	0	100	18	16	288.00	SF	8.58	8.58	100	1986	1986	3	20	494	
2	0510	GARAGE WD-	0	100	0	0	576.00	SF	23.45	23.45	100	1986	1986	3	20	2,701	

LAND DESCRIPTION

TOTAL OB/XF 3,195

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.69	AC		1.00	1.00	1.00	500.00	500.00	1,845							

REVIEW DATE 05/30/2025 BY KWA Total Acres: 4.69 Total Land Value: 86,845 Market: 0 Agricultural: 0 Common: 86,845 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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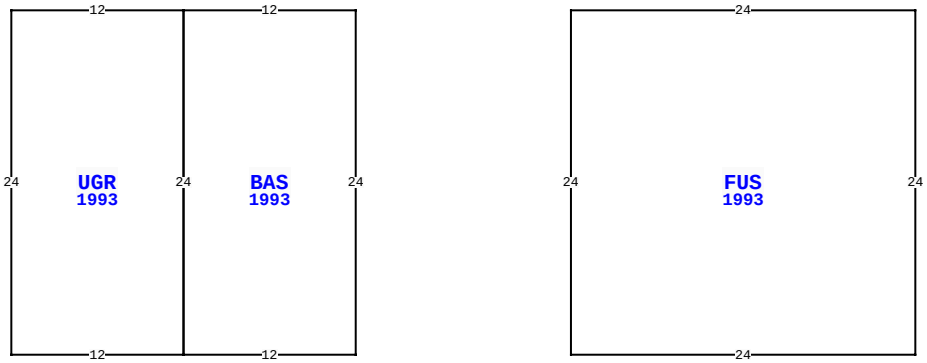
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Common Wall		25 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	288	100	1993	288	22,977
FUS	576	100	1993	576	45,953
UGR	288	45	1993	130	10,372
TOTALS	1,152			994	79,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	994	96.1200	96.12	95,543	1985	1985	0	0	0	17.00	83.00

2 SINGLE FAM – 0% - 2008 Heated Area: 864 HX Base Yr 2008



86200 JAGGED TRL, YULEE

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GRANTEE: AUSTIN SARAH						
0332/0393	3/01/1981	WD	U	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UGR=[YR=1993] W12 S24 E12 N24$ S24 E12 N24$ PTR=E15 FUS=[YR=1993] E24 S24 W24 N24$ W15$.

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

REVIEW DATE 05/30/2025 BY KWA Total Acres: 4.69 Total Land Value: 86,845 Market: 0 Agricultural: 0 Common: 86,845 PRINTED 07/30/2025 BY SYS