PT SEC 38-2N-27E
IN OR 1959/768

TAYLOR JAMES H
1848 ARDEN WAY
JACKSONVILLE BEACH, FL 32250

2025

38-2N-27-0000-0019-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

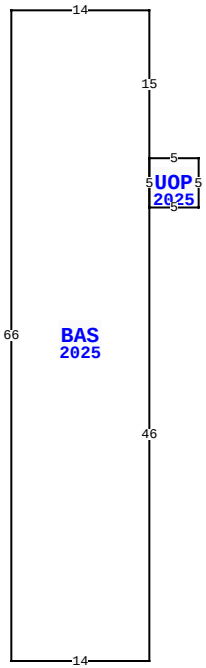
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	2025	924	23,684
UOP	25	25	2025	6	154
TOTALS	949			930	23,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	930	106.8000	85.44	79,459	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



86154 VIRGINIA LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,804
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	252,720
TOTAL MARKET VALUE	300,524
SOH/AGL Deduction	146,450
ASSESSED VALUE	154,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,074
TOTAL JUST VALUE	300,524
NCON VALUE	47,804
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044405	MH MOVE-ON	0	06/01/2004
MH044404	MH MOVE-ON	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1959/0768	1/22/2015	WD	U	I	11	100
GRANTOR: NEWTON MARGARET W & J						
GRANTEE: TAYLOR JAMES H						
1953/1105	12/22/2014	WD	U	I	11	100
GRANTOR: TAYLOR JAMES L &						
GRANTEE: TAYLOR JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,0] E14 S15 S5 S46 W14 N66 $
UOP=[YR=2025;ORIG=74,15] E5 S5 W5 N5 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	2.96	AC		1.00	1.00	1.00	85,000.00	85,000.00	251,600							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	500.00	500.00	1,120							

REVIEW DATE 02/14/2025 BY KW Total Acres: 5.20 Total Land Value: 252,720 Market: 0 Agricultural: 0 Common: 252,720 PRINTED 07/30/2025 BY SYS

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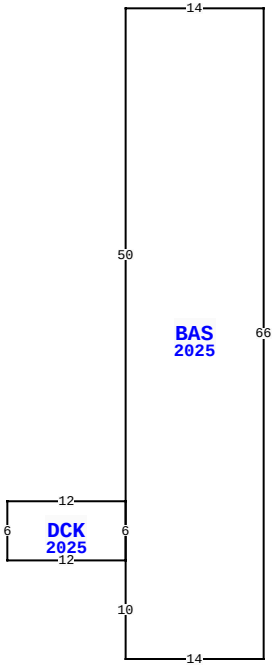
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2025	924	23,684
DCK	72	15	2025	11	282
TOTALS	996			935	23,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	935	106.8000	85.44	79,886	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



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1953/1105	12/22/2014	WD	U	I	11	100
GRANTOR: TAYLOR JAMES L &						
GRANTEE: TAYLOR JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=62,2] E14 S66 W14 N10 N6 N50 $
DCK=[YR=2025;ORIG=62,52] W12 S6 E12 N6 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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