



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1996	1,216	38,202
TOTALS	1,216			1,216	38,202

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,216	123.2000	104.72	127,340	1995	1995	0	0	70.00	30.00
1 M/H 94+ - 0% - 2023 Heated Area: 1216 HX Base Yr											
96146 YAHTZEE LN, YULEE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/14/2025		MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			38,202
TOTAL MARKET OB/XF VALUE			144
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			163,346
SOH/AGL Deduction			43,602
ASSESSED VALUE			119,744
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			119,744
TOTAL JUST VALUE			163,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 747	MH MOVE-ON	0	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0846	11/15/2022	QC	U	I	11	100
GRANTOR: GILL JERRY BRANDON						
GRANTEE: GET15 LLC						
1201/0966	1/13/2004	WD	Q	I		50,000
GRANTOR: CARTER BRUCE E						
GRANTEE: GILL JERRY BRANDON						

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
1	1242	WD DECK A	0	0	6	12		72.00	SF	10.00				144	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1996] W76 S16 E76 N16\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RMH	281.00	97.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000									