IN OR 2603/866

GET15 LLC
96146 YAHTZEE LN
YULEE, FL 32097

2025

38-3N-28-0000-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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

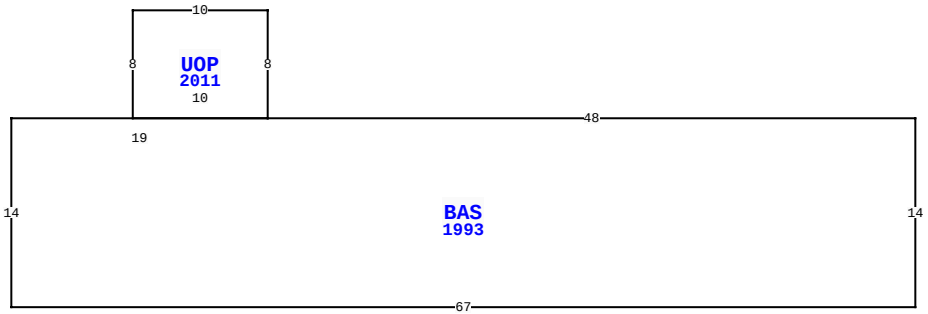
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	1993	938	19,811
UOP	80	25	2011	20	422
TOTALS	1,018			958	20,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	958	88.0000	70.40	67,443	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 938 HX Base Yr



96074 YAHTZEE LN, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2025 MLU
INC DATE | AG DATE

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	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1980	1980	3	20	1,800	
2	0351	CARPORT MT	0	0	21	20	420.00	SF	10.00	10.00	100	1998	1998	3	20	840	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,233
TOTAL MARKET OB/XF VALUE	2,640
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	147,873
SOH/AGL Deduction	42,995
ASSESSED VALUE	104,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,878
TOTAL JUST VALUE	147,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0866	11/15/2022	QC	U	I	11	100
GRANTOR: GILL JERRY B						
GRANTEE: GET15 LLC						
2496/0970	8/25/2021	PR	U	I	19	85,000
GRANTOR: ADAMS THELMA						
GRANTEE: GILL JERRY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48UOP=[YR=2011] N8 W10 S8 E10$W19 S14 E67 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,640

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	0005	RMH	300.00	93.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.69 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS