



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	14	CARPET	100
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
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
BAS	1,152	100	1993
TOTALS	1,152		1,152
			34,283

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,152	124.0000	99.20	114,278	1984	1995		0	0	70.00	30.00													
1 M/H 93- - 0% - 0 Heated Area: 1152 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 48 48 24 24 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 1993</p> </div> </div>																									
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/14/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	04/14/2025	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			34,283
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			159,683
SOH/AGL Deduction			99,933
ASSESSED VALUE			59,750
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,750
TOTAL JUST VALUE			159,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			105,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5072	CO ISSUED	0	06/01/2008
MH5072	MH MOVE-ON	0	06/01/2008
P13240	OTHER	0	06/01/2008
M13825	MECH OTHER	0	05/01/2008
E20795	ELEC OTHER	0	05/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/1786	3/09/2007	WD	Q	V	01	100
GRANTOR: GILL JERRY L & PAMELA						
GRANTEE: GILL JERRY L & PAME						
0293/0621	6/01/1979	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

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	0	0		200.00	SF	10.00				400	
96228 YAHTZEE LN, YULEE															

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W48 S24 E48 N24\$.	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							