



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	AL SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
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	460	100	1993
USP	128	50	1993
TOTALS	588		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0820	02	524	94.0000	75.20	39,405	1962	1975	0	0	70.00	30.00												
1 M/H 93- - 0% - 0																							
Heated Area: 460 HX Base Yr																							
<table border="1"> <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			11,822
TOTAL MARKET OB/XF VALUE			5,606
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			142,428
SOH/AGL Deduction			87,747
ASSESSED VALUE			54,681
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,681
TOTAL JUST VALUE			142,428
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			90,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1572	1/16/2007	WD	Q	I	01	100
GRANTOR: MILLS CURTIS						
GRANTEE: MILLS ROBERT W & AM						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0510	GARAGE WD-	0	0	32	18	576.00	SF	35.00	35.00	100
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100

TOTAL OB/XF											
5,606											
96230 WILL YOUNG RD, YULEE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W46 S10 USP=[YR=1993] S8 E16 N8 W16 \$ E46 N10 \$											

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	150.00	150.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							