



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	0	0	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	2013
UOP	64	25	2019
UOP	200	25	2019
TOTALS	2,184		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	1,986	136.4000	115.94	230,257		2013		2013	0	0	30.00	70.00												
1 M/H 94+ - 100% - 2014																									
Heated Area: 1920																									
HX Base Yr 2014																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2025	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	161,180			
TOTAL MARKET OB/XF VALUE	352			
TOTAL LAND VALUE - MARKET	125,000			
TOTAL MARKET VALUE	286,532			
SOH/AGL Deduction	166,522			
ASSESSED VALUE	120,010			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	69,288			
TOTAL JUST VALUE	286,532			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	221,665			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135481	CO ISSUED	0	07/26/2013
8287	MH MOVE-ON	3,000	08/29/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1873/1549	8/15/2013	WD Q	Q	I	01	24,400
GRANTOR: MCDUFFIE BARBARA C						
GRANTEE: DAVIS LONNIE F JR &						
1832/0014	12/28/2012	WD U	I	I	37	10,000
GRANTOR: BATES SAGE DAKOTA						
GRANTEE: MCDUFFIE BARBARA C						

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	100	8	8			64.00	SF	10.00	10.00	100	2013	2013	3	55	352	

BUILDING NOTES													
96197 PIRATES BLUFF RD, YULEE													

BUILDING DIMENSIONS													
BAS=[YR=2013] W10 UOP=[YR=2019] N10 W20 S10 E20\$ W50 S32 E38 UOP=[YR=2019] S8 E8 N8 W8\$ E22 N32 \$.													

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	DPHT 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	100		RMH	100.00	154.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							