IN OR 2272/1725
1989 WEST SW

FOWLKES SUSAN R/SKRZYPEK STANLEY G
87171 GANNETT AVE
YULEE, FL 32097

2025

39-3N-27-0000-0001-0330

BUILDING CHARACTERISTICS

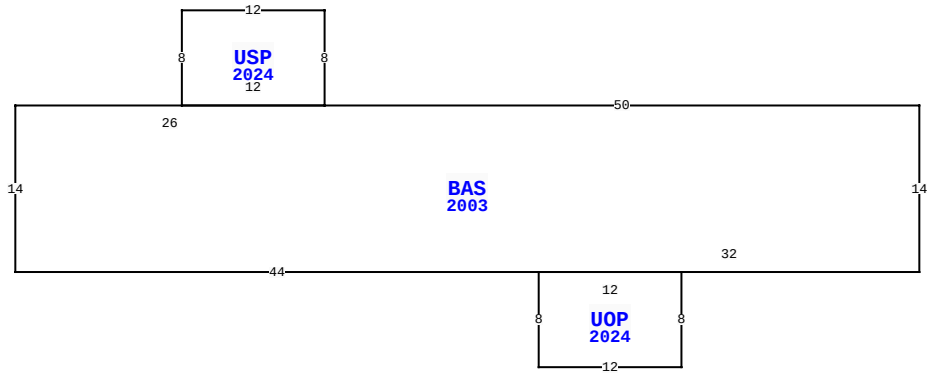
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,064	100	2003	1,064	45,389
UOP	96	25	2024	24	1,024
USP	96	50	2024	48	2,048
TOTALS	1,256			1,136	48,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,136	126.9600	101.57	115,384	1989	1999	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2023 Heated Area: 1064 HX Base Yr 2023



87171 GANNETT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,461
TOTAL MARKET OB/XF VALUE		11,592
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		136,553
SOH/AGL Deduction		3,514
ASSESSED VALUE		133,039
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		77,317
TOTAL JUST VALUE		136,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,290

GARAGE + CARPORT ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/1725	5/06/2019	WD	U	I	12	113,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: FOWLKES SUSAN R & S						
2221/0637	8/29/2018	WD	Q	I	01	63,000
GRANTOR: CLARK ALEXIS PELA & R						
GRANTEE: RAYNEY DAY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W50 W26 S14 E44 E32 N14 $
USP=[YR=2024;ORIG=-50,0] N8 W12 S8 E12 $
UOP=[YR=2024;ORIG=-32,14] S8 E12 N8 W12 $
.

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	0510	GARAGE WD-	0	100	43	24	1,032.00	SF	29.75	29.75	100	2005	2005	3	36	11,053	
2	0351	CARPORT MT	0	100	24	12	288.00	SF	8.50	8.50	100	2005	2005	3	22	539	

LAND DESCRIPTION

TOTAL OB/XF 11,592

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 04/19/2024 BY KWA Total Acres: 1.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS