PT F P SANCHEZ GRANT
SEC 40-3N-25E IN OR 1466/1541
(EX PT IN AMOS WHITE RD)

MASON DANIELL M
67945 AMOS WHITE RD
YULEE, FL 32097-2503

2025

40-3N-25-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

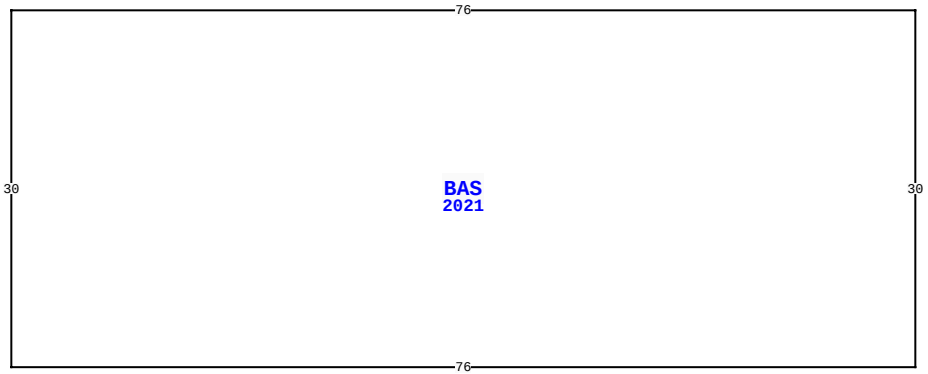
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	186,171
TOTALS	2,280			2,280	186,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	2,280	103.2920	87.80	200,184	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



67945 AMOS WHITE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		186,171
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		231,171
SOH/AGL Deduction		76,540
ASSESSED VALUE		154,631
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,909
TOTAL JUST VALUE		231,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004302	CO ISSUED	0	04/29/2019
19000110	MH MOVE-ON	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/1541	12/20/2006	WD	Q	V	01	100
GRANTOR: MASON GEORGE I & SYDE						
GRANTEE: MASON DANIELL M						
1446/0286	9/21/2006	WD	Q	V	01	100
GRANTOR: MASON OZELL E & MARY						
GRANTEE: MASON GEORGE I & SY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/28/2022 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS