LOT 6
IN OR 1952/1285

AKEMON JAMES E II & GINGER LYNN GROOVER
152915 CR 108
YULEE, FL 32097

2025

40-3N-25-1250-0006-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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
Quality	04	Quality Level 04

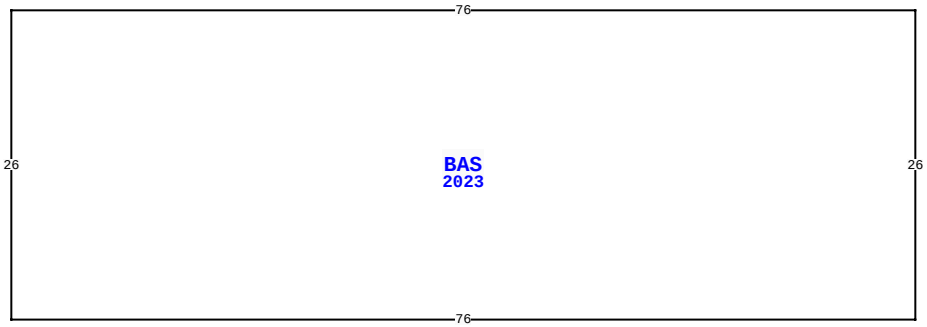
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2023	1,976	208,516
TOTALS	1,976			1,976	208,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	125.4000	106.59	210,622	2023	2023	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2024 Heated Area: 1976 HX Base Yr 2019



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,516
TOTAL MARKET OB/XF VALUE		11,645
TOTAL LAND VALUE - MARKET		122,100
TOTAL MARKET VALUE		342,261
SOH/AGL Deduction		96,770
ASSESSED VALUE		245,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,769
TOTAL JUST VALUE		342,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C05384	CO		07/20/2023
MH23-05384	MH		04/25/2023
M962089	H/AC	0	02/01/1997
MH961595	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1952/1285	12/04/2014	WD	U	I	38	30,000
GRANTOR: ADVANTA IRA SERVICES						
GRANTEE: AKEMON JAMES E II &						
1862/1810	6/18/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ENTRUST OF TAMPA BA						

152915 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0680	POLE SHED	ERR	100	36	24	864.00	SF	10.00	10.00	100	2024	2020		90	7,776	
2	1243	WD DECK F	ERR	100	26	20	520.00	SF	8.00	8.00	100	2024	2022		93	3,869	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E76 S26 W76 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,645

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	0004	OR	0.00	0.00	4.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	122,100							

REVIEW DATE 08/08/2023 BY KW Total Acres: 4.07 Total Land Value: 122,100 Market: 0 Agricultural: 0 Common: 122,100 PRINTED 07/30/2025 BY SYS