PT E WATERMAN MILL GRANT
SEC 41-3N-26E IN OR 2638/901

BLAYNEY DAVID L
851998 US HWY 17
YULEE, FL 32097

2025

41-3N-26-0000-0002-0050

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	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	03	Quality Level 03

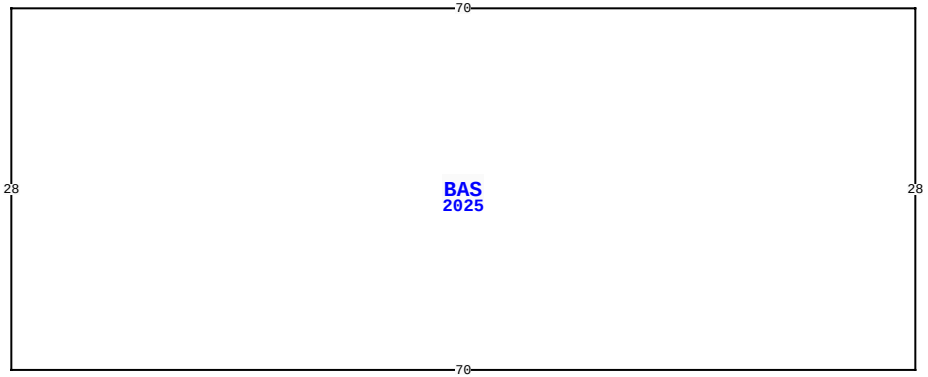
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2025	1,960	105,078
TOTALS	1,960			1,960	105,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,960	116.8000	99.28	194,589	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2025 Heated Area: 1960 HX Base Yr 2025



851998 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/11/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		105,078
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		66,500
TOTAL MARKET VALUE		171,578
SOH/AGL Deduction		0
ASSESSED VALUE		171,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,856
TOTAL JUST VALUE		171,578
NCON VALUE		105,078
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010692	CO		09/18/2024
MH240006308	DWMH 32 X 70 - 20	0	05/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/901	5/11/2023	QC	U	V	11	100

GRANTOR: BLAYNEY RONALD L JR
GRANTEE: BLAYNEY DAVID L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E70 S28 W70 N28 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			1.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	66,500							

REVIEW DATE 06/18/2024 BY TW Total Acres: 1.90 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/30/2025 BY SYS