PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 1884/510
& ESMT IN OR 748/555

FERGUSON GLENDA S/FERGUSON LACEY M
68117 CORNING CT
YULEE, FL 32097

2025

41-4N-26-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

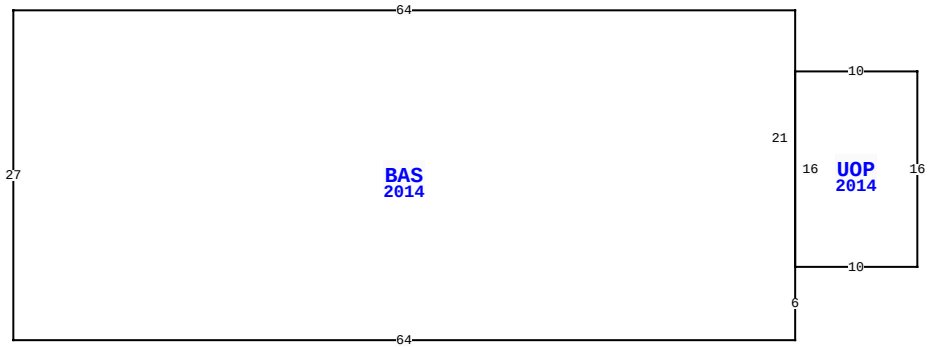
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2014	1,728	51,290
UOP	160	25	2014	40	1,187
TOTALS	1,888			1,768	52,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	116.4000	98.94	174,926	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1728 HX Base Yr



68117 CORNING CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	52,478
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,800
TOTAL MARKET VALUE	153,278
SOH/AGL Deduction	10,334
ASSESSED VALUE	142,944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,944
TOTAL JUST VALUE	153,278
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135516	CO ISSUED	0	04/16/2014
MHU6616	MH MOVE-ON	0	01/01/2014
961179	MH MOVE-ON	0	01/01/1996
4088	CHNGE SRVC	0	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1884/0510	10/02/2013	SW	U	I	12	18,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: FERGUSON GLENDA S &						
1851/1977	4/19/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W64 S27 E64 N6 UOP=[YR=2014] E10 N16 W10 S16$ N21$.

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	0		OR	0.00	0.00	2.88	AC		1.00	1.00	1.00	35,000.00	35,000.00	100,800							

REVIEW DATE 08/09/2022 BY KBA Total Acres: 2.88 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 07/30/2025 BY SYS