TRACT 5
YULEE SOUTH PB 5/224

MH LAND LEASE LLC
600 PACKARD COURT
SAFETY HARBOR, FL 34695

2025

42-2N-27-4607-0005-0000

BUILDING CHARACTERISTICS

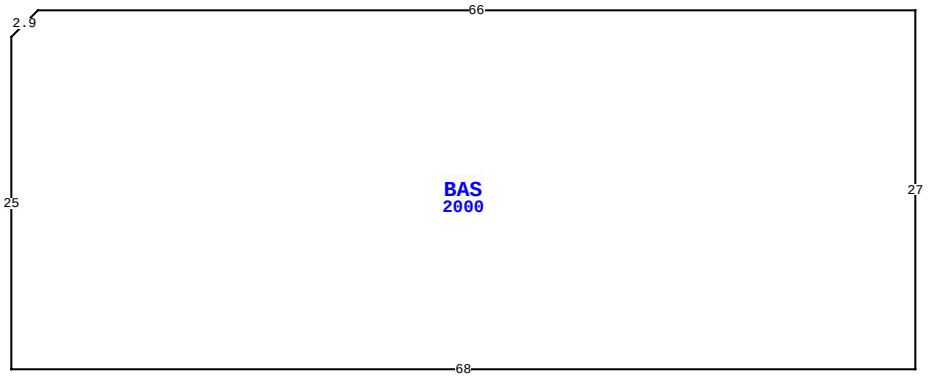
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	2000	1,834	57,423
TOTALS	1,834			1,834	57,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,834	87.3180	71.16	130,507	2000	2000	0	0	0	56.00	44.00

1 MH OFFICE – 0% - 0 Heated Area: 1834 HX Base Yr



850712 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 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	57,423
TOTAL MARKET OB/XF VALUE	32,871
TOTAL LAND VALUE - MARKET	451,968
TOTAL MARKET VALUE	542,262
SOH/AGL Deduction	295,935
ASSESSED VALUE	246,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,327
TOTAL JUST VALUE	542,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z01399	OTHER	0	08/01/2000
C000052	OTHER	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/0150	11/12/2021	WD	U	I	30	740,500
GRANTOR: W R J SALES INC						
GRANTEE: MH LAND LEASE LLC						
1378/0760	1/03/2006	WD	U	I	21	750,000
GRANTOR: JOHNSON JAMES & JANET						
GRANTEE: W R J SALES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W66 D2 L2 S25 E68 N27$.

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	1242	WD DECK A	0	0	0	0	898.00	SF	10.00	10.00	100	2000	2000	3	20	1,796	
2	0803	ASPHALT C	0	0	0	0	8,962.00	SF	2.00	2.00	100	2000	2000	3	50	8,962	
3	0812	CONCRETE C	0	0	0	0	6,471.00	SF	4.00	4.00	100	2000	2000	3	77	19,931	
4	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2000	2000	3	48	672	
5	0424	CL FNC 6'	0	0	0	0	136.00	LF	15.00	15.00	100	2000	2000	3	48	979	
6	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2000	2000	3	83	83	
7	0446	BOX FNC 6'	0	0	0	0	56.00	LF	20.00	20.00	100	2010	2010	3	40	448	

LAND DESCRIPTION

TOTAL OB/XF 32,871

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	002700	C	AUTO SALES	0	0004	CI	0.00	0.00	112,820.00	SF		1.00	1.00	1.00	4.00	4.00	451,280							
2	009600	C	WASTELAND	0	0004	CI	0.00	0.00	1.10	AC		1.00	1.00	0.25	2,500.00	625.00	688							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 1.10 Total Land Value: 451,968 Market: 0 Agricultural: 0 Common: 451,968 PRINTED 07/30/2025 BY SYS