

SMITH DAVID L & LYNN E
85461 DAVID RD
YULEE, FL 32041

2025

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYL 100
GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo13LVT/LAMNT 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units BUD8 Adjustme04DIST 01 100

Quality06Quality Level 06

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

TOTALS3,0162,607201,830

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNCFNCTNORM% COND

0800022,607157.0400133.48347,982200720070042.0058.00

M/H 94+ - 100% - 2025Heated Area: 2464HX Base Yr 2025

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE215,220

TOTAL MARKET OB/XF VALUE3,150

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE303,370

SOH/AGL Deduction0

ASSESSED VALUE303,370

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE252,648

TOTAL JUST VALUE303,370

NCON VALUE13,390

INCOME VALUE

PREVIOUS YEAR MKT VALUE264,977

TWMH VIN: PH06107040(A/B/C)FL / TITLE: 99499069 &

PERMIT NUMDESCRIPTIONAMTISSUED

B240008077GARAGE (12X35) +53,92107/10/2024

B23477XF0B6,29704/01/2010

C4996CO ISSUED009/01/2007

MH4996MH MOVE-ON009/01/2007

E19969ELEC OTHER009/01/2007

M13276MECH OTHER009/01/2007

SALES DATA

OFF RECORD NumberDATEINSTQ U I V I RSN CD SALE PRICE

2719/15076/18/2024WDQI01350,000

GRANTOR:TILIAKOS-TURNER ANDRE

GRANTEE:SMITH DAVID L & LYNN

2498/05537/13/2021QCUII11100

GRANTOR:TURNER DUSTIN R

GRANTEE:TILIAKOS-TURNER AND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 UOP=[YR=2022] N12 W38 S12 E38\$ W38 S40 E34

FOP=[YR=2007] E12 N8 W12 S8\$ N8 E12 S8 E18 N40\$.

LAND DESCRIPTION

L NUSE CODECLSBLD CAPLRDLCCZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESS1000006OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

EXTRA FEATURES

L NOBJ/F CODEDESCRIPTIONBLDCAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10500FP-PRE FAB010001.00UT3,500.003,500.00100200720073903,150

LAND ADJUSTMENTS

TOTAL OB/XF3,150

REVIEW DATE01/03/2025BYKWXTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

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