BLOCK 2 LOT 14
IN OR 2204/179
2003 CHNC DW/MH

ALTMAN DAVID & BRITTANY
85154 DERRICK RD
YULEE, FL 32097

2025

43-2N-27-4648-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

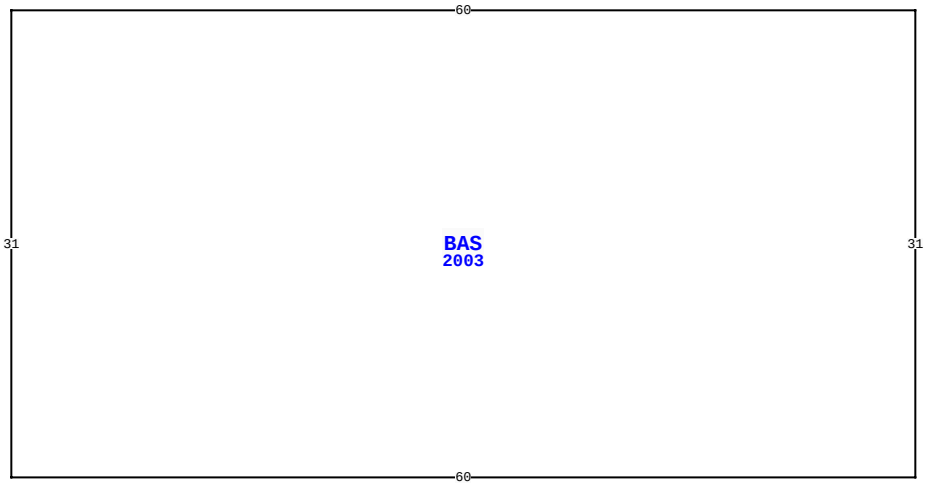
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2003	1,860	42,851
TOTALS	1,860			1,860	42,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,860	135.5200	115.19	214,253	2003	2003	0	0	50	50.00	20.00

1 M/H 94+ – 0% - 0 Heated Area: 1860 HX Base Yr



85154 DERRICK RD, 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	42,851
TOTAL MARKET OB/XF VALUE	4,648
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	132,499
SOH/AGL Deduction	35,501
ASSESSED VALUE	96,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,998
TOTAL JUST VALUE	132,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034214	MH MOVE-ON	0	08/01/2003
B0364030	NEW CONSTR	107,660	05/01/2003
94-481	MH MOVE-ON	30,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0179	6/14/2018	WD	Q	I	01	66,000
GRANTOR: SIMANDL MARK L & LEIG						
GRANTEE: ALTMAN DAVID & BRIT						
1188/0001	11/12/2003	WD	Q	I	06	7,500
GRANTOR: INGERMAN LEIGH A						
GRANTEE: SIMANDL MARK L & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S31 E60 N31 $.

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	0681	POLE SHED	0	0	30	14	420.00	SF	15.00	15.00	100	1999	1999	3	26	1,638	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 4,648

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS