

MANGHAM EARL & KATHRYN
97159 DOUBLON WAY
YULEE, FL 32097

43-3N-28-509F-0016-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTIONTYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM% COND

0500013HARDIE BRD 100Roof Structur03GABLE/HIP 1001 SFR CUST - 100% - 2022Heated Area: 2343HX Base Yr 2022

06050905COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo13LVT/LAMNT 100Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms3100Bathrooms3100FrameWOOD FRAME 100Stories1.1.100Units0100Occupancy00NONE 100

Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4032.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS2,34310020212,343377,626FOP32302021101,612FOP32302021101,612FSP39240202115725,304PTO106520215806UCP52820202110617,084UDG86455202147576,557UOP192202021386,124TOTALS4,4893,144506,725

EXTRA FEATURESBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATENOTES

L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj RADJ UNIT PRICE ORIG CONDD YEAR ON YEAR ACTUAL Q % CONDOB/XF MKT VALUEREVIEW DATE 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE506,725TOTAL MARKET OB/XF VALUE2,201TOTAL LAND VALUE - MARKET100,000TOTAL MARKET VALUE608,926SOH/AGL Deduction283,982ASSESSED VALUE324,944TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE274,222TOTAL JUST VALUE608,926NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE525,270

Sales DataOFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICERSALES DATA2178/15492/20/2018WDQV0146,000GRANTOR: FLORIDA LAND TRUST NOGRANTEE:MANGHAM EARL & KATH2178/15462/20/2018QCUV11100GRANTOR:HOMES HQ LLCGRANTEE:FLORIDA LAND TRUSTBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2021]W14FSP=[YR=2021]N14W28S14E28\$W28N14W12S32FOP=[YR=2021]W4S8E4N8\$S25E32PTO=[YR=2021]S3E8U3R3N3L3U3N2FOP=[YR=2021]N4W8S4E8\$W8S8\$N12E8S6D3R3E8U3R3N37\$PTR=W70N20UDG=[YR=2021]N36UOP=[YR=2021]N8W24UCP=[YR=2021]W12S44E12N44\$S8E24\$W24S36E24\$S20E70\$.REVIEW DATE 12/29/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS