IN OR 1106/1680
1973 KING SW/MH KG601004

COOK LARRY R JR & ALISHA S
97107 LEE ROAD
YULEE, FL 32097

2025

44-3N-28-0000-0001-0470

BUILDING CHARACTERISTICS

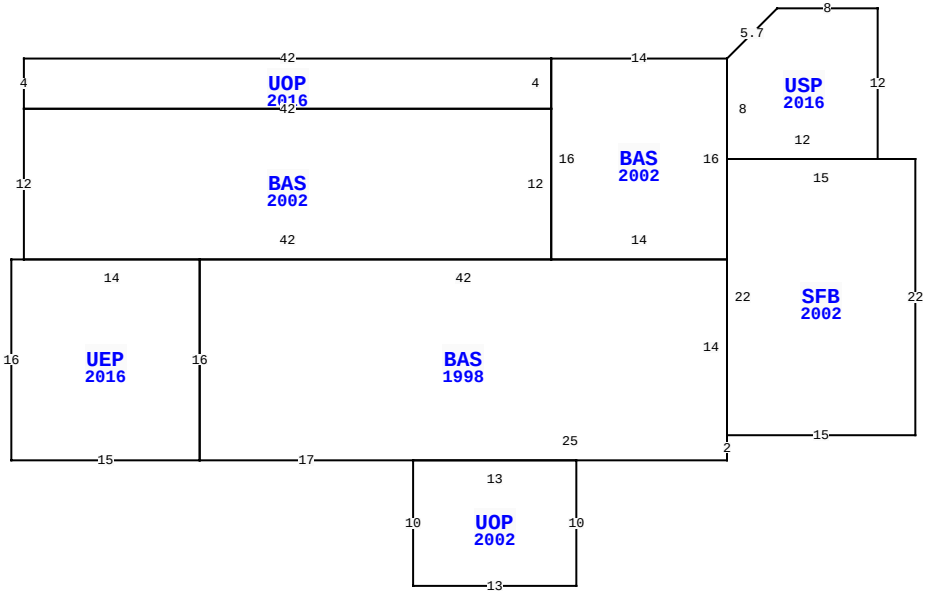
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1998	672	18,063
BAS	224	100	2002	224	6,021
BAS	504	100	2002	504	13,547
SFB	330	80	2002	264	7,096
UEP	240	70	2016	168	4,516
UOP	130	25	2002	32	860
UOP	168	25	2016	42	1,129
USP	136	50	2016	68	1,828
TOTALS	2,404			1,974	53,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,974	112.0000	89.60	176,870	1973	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1664 HX Base Yr 2003



97107 LEE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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		53,061
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		138,061
SOH/AGL Deduction		67,736
ASSESSED VALUE		70,325
TOTAL EXEMPTION VALUE	HX HB	45,325
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/1680	1/10/2003	WD	Q	V	06	100

GRANTOR: JONES HARRY SR & JIMM

GRANTEE: COOK LARRY JR & ALI

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W8 D4 L4 BAS=[YR=2002] W14 UOP=[YR=2016] W42 S4 BAS=[YR=2002] S12 UEP=[YR=2016] W1 S16 E15 BAS=[YR=1998] E17 UOP=[YR=2002] S10 E13 N10 W13$ E25 N2 SFB=[YR=2002] E15 N22 W15 S22$ N14 W42 S16$ N16 W14$ E42 N12 W42$ E42 N4$ S16 E14 N16$ S8 E12 N12$.

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	100	0008	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS