LOTS 9 & 10 IN OR 1078/746
ESMT OR 1117/1478
1980 DW/MH STAR &

ENNIS JAMES
96078 ENNIS LANE
YULEE, FL 32097

2025

44-3N-28-5050-0009-0000

BUILDING CHARACTERISTICS

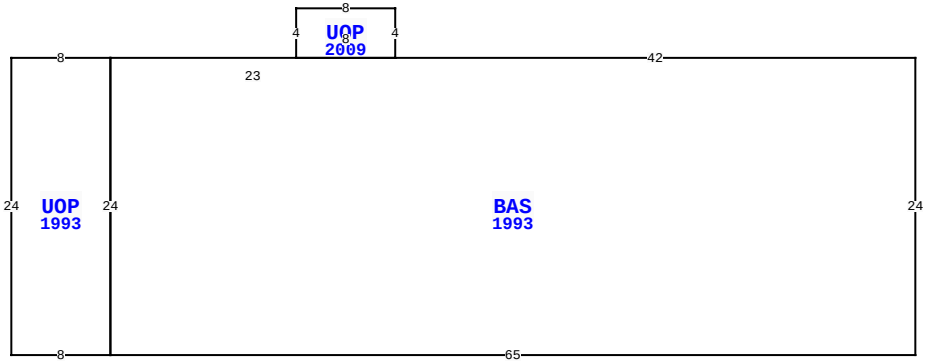
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,560	100	1993	1,560	43,655
UOP	192	25	1993	48	1,343
UOP	32	25	2009	8	224
TOTALS	1,784			1,616	45,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,616	116.6000	93.28	150,740	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2004 Heated Area: 1560 HX Base Yr 2004



96078 ENNIS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,801
TOTAL MARKET OB/XF VALUE		14,630
TOTAL LAND VALUE - MARKET		246,500
TOTAL MARKET VALUE		434,931
SOH/AGL Deduction		244,534
ASSESSED VALUE		190,397
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		134,675
TOTAL JUST VALUE		434,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704968	GARAGE	13,530	09/01/2017
MHU5341	CO ISSUED	0	05/31/2011
E23418	NEW CONSTR	0	04/01/2011
MH5341	MH MOVE-ON	0	04/01/2011
M16131	H/AC	0	04/01/2011
P14756	NEW CONSTR	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1078/0746	9/03/2002	WD	Q	I		120,000
GRANTOR: WILLIS JOHN J						
GRANTEE: ENNIS JAMES & KATIE						
0686/1957	8/20/1993	WD	U	I	10	17,900
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: WILLIS JOHN & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42UOP=[YR=2009] N4 W8 S4 E8 $ W23
UOP=[YR=1993] W8 S24 E8 N24 $ S24 E65 N24$.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2017	2017	3	74	2,960	
2	0510	GARAGE WD-	0	100	20	10	200.00	SF	35.00	35.00	100	2017	2017	3	81	5,670	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,630

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	0006	OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	85,000.00	85,000.00	246,500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.90 Total Land Value: 246,500 Market: 0 Agricultural: 0 Common: 246,500 PRINTED 07/30/2025 BY SYS

LOTS 9 & 10 IN OR 1078/746
ESMT OR 1117/1478
1980 DW/MH STAR &

ENNIS JAMES
96078 ENNIS LANE
YULEE, FL 32097

2025

44-3N-28-5050-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

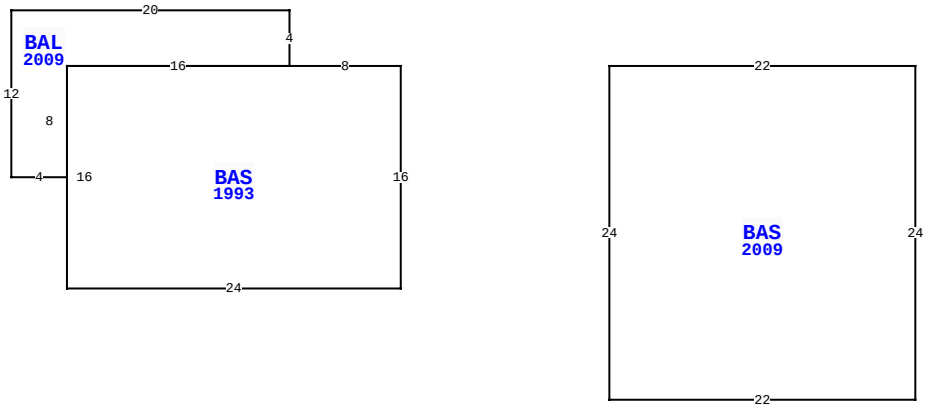
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	2009	17	124
BAS	384	100	1993	384	2,793
BAS	528	100	2009	528	3,840
TOTALS	1,024			929	6,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	01	929	56.1600	20.78	19,305	1986	1986	0	0	15	50.00	35.00

2 GARAGE RES – 100% - 2004 Heated Area: 912 HX Base Yr 2004



96078 ENNIS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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BASE TAXABLE VALUE		134,675
TOTAL JUST VALUE		434,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R12044	REPAIR/RRF	200	08/01/2009
B22760	12X16 SHED	6,336	08/01/2009
MH4587	MH MOVE-ON	0	04/01/2005
P09393	OTHER	0	04/01/2005
B15019	FOUNDATION	1,950	04/01/2005
E14875	ELEC OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1078/0746	9/03/2002	WD	Q	I		120,000
GRANTOR: WILLIS JOHN J						
GRANTEE: ENNIS JAMES & KATIE						
0686/1957	8/20/1993	WD	U	I	10	17,900
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: WILLIS JOHN & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8BAL=[YR=2009] N4 W20 S12 E4 N8 E16 $W16 S16 E24 N16$ PTR= E15 BAS=[YR=2009] E22 S24 W22 N24 $W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.90 Total Land Value: 246,500 Market: 0 Agricultural: 0 Common: 246,500 PRINTED 07/30/2025 BY SYS

LOTS 9 & 10 IN OR 1078/746
ESMT OR 1117/1478
1980 DW/MH STAR &

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2025

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BUILDING CHARACTERISTICS

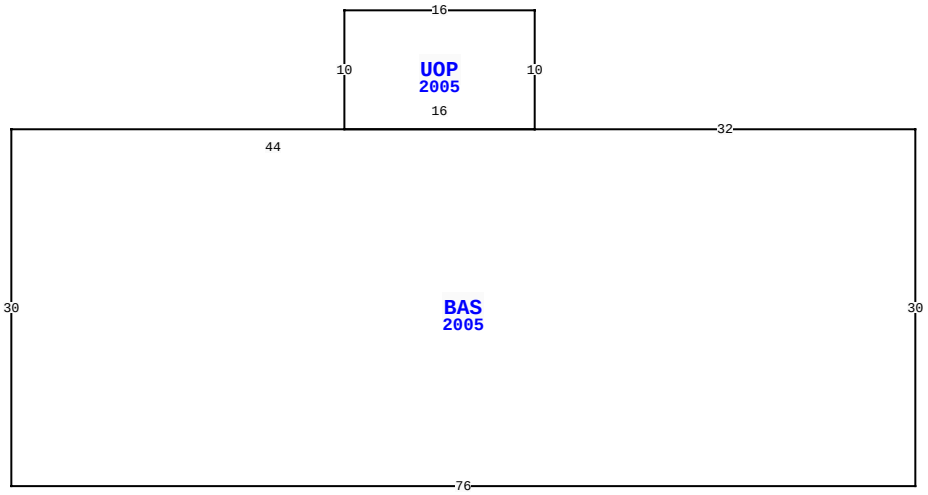
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,280	100	2005	2,280	119,722
UOP	160	25	2005	40	2,101
TOTALS	2,440			2,320	121,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,320	114.4000	97.24	225,597	2005	2005	0	0	0	46.00	54.00

3 M/H 94+ – 100% - 2004 Heated Area: 2280 HX Base Yr 2004



96078 ENNIS LN, YULEE

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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BASE TAXABLE VALUE		134,675
TOTAL JUST VALUE		434,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09664	OTHER	0	04/01/2005
MHU03404	MH MOVE-ON	0	03/01/2003
B0310718	FOUNDATION	1,950	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1078/0746	9/03/2002	WD	Q	I		120,000
GRANTOR: WILLIS JOHN J						
GRANTEE: ENNIS JAMES & KATIE						
0686/1957	8/20/1993	WD	U	I	10	17,900
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: WILLIS JOHN & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W32 UOP=[YR=2005] N10 W16 S10 E16$ W44 S30 E76 N30 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2024 BY KBA Total Acres: 2.90 Total Land Value: 246,500 Market: 0 Agricultural: 0 Common: 246,500 PRINTED 07/30/2025 BY SYS