IN OR 1026/1125
R672839 & R672840 & R672841
ESMT OR 935/1989

CASH STEVE CANYON
851854 NORTH US HWY 17
YULEE, FL 32097

2025

50-3N-27-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	Quality Level 03

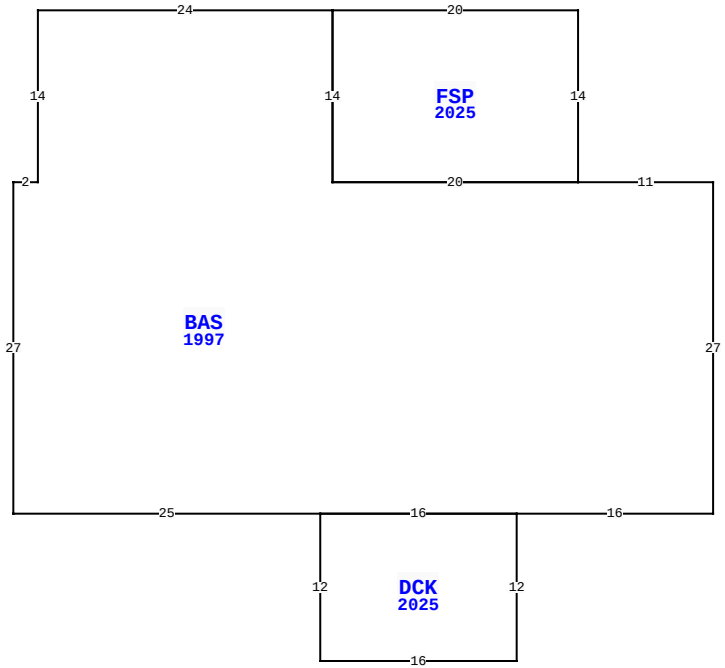
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1997	1,875	94,248
DCK	192	15	2025	29	1,458
FSP	280	60	2025	168	8,445
TOTALS	2,347			2,072	104,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,072	123.2000	104.72	216,980	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2002 Heated Area: 1875 HX Base Yr 2002



851854 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		104,150
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		124,270
TOTAL MARKET VALUE		231,185
SOH/AGL Deduction		125,300
ASSESSED VALUE		105,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,163
TOTAL JUST VALUE		231,185
NCON VALUE		13,821
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,357

RP: 672840 & 672839 & 672841
DW/MH/ID 9D630241K(A/B/C) __ 1998 SKYL (199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018321	NEW CONSTR	0	07/01/2001
971928	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1026/1125	12/26/2001	WD	Q	I		100,000
GRANTOR: PITTS JAMES R & TAMBR						
GRANTEE: CASH STEVE CANYON						
1026/1123	12/26/2001	WD	Q	I	06	100
GRANTOR: SPEARS LINDA F/K/A LI						
GRANTEE: PITTS JAMES R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W11 W20 N14 W24 S14 W2 S27 E25 E16 E16 N27 $
FSP=[YR=2025;ORIG=-31,0] E20 N14 W20 S14 $
DCK=[YR=2025;ORIG=-32,27] E16 S12 W16 N12 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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		OR	0.00	0.00	1.72	AC		1.00	1.00	0.85	85,000.00	72,250.00	124,270							

REVIEW DATE 10/31/2024 BY KWA Total Acres: 1.72 Total Land Value: 124,270 Market: 0 Agricultural: 0 Common: 124,270 PRINTED 07/30/2025 BY SYS