IN OR 2442/1574
2002 JACO TW/MH

PERRYMAN COLTON J/HIGGINBOTHAM BRIAR
77028 CRANDALL RD
YULEE, FL 32097

2025

50-3N-27-0000-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

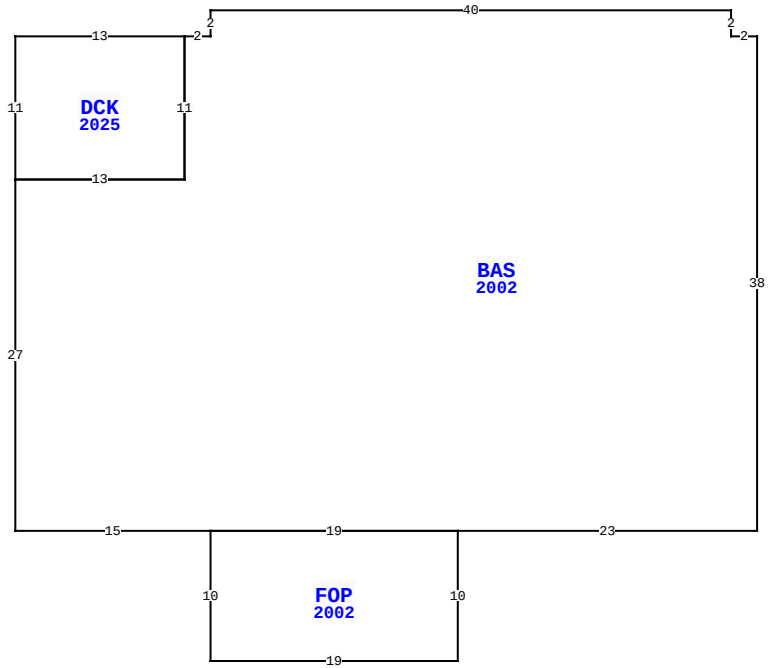
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,103	100	2002	2,103	126,846
DCK	143	15	2025	21	1,267
FOP	190	30	2002	57	3,438
TOTALS	2,436			2,181	131,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,181	147.8400	125.66	274,064	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2103 HX Base Yr



77028 CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	131,551
TOTAL MARKET OB/XF VALUE	8,227
TOTAL LAND VALUE - MARKET	63,750
TOTAL MARKET VALUE	203,528
SOH/AGL Deduction	51,416
ASSESSED VALUE	152,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,112
TOTAL JUST VALUE	203,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,811

RP: 12095401 & 12095402 & 12095404

TW/MH/ID JACFL23346(A/B/C) 2002 JACO (2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023738	MH MOVE-ON	0	01/01/2002
8051	TEMP POLE	0	03/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1574	2/18/2021	WD	U	I	30	150,000
GRANTOR: PERRYMAN SUSAN						
GRANTEE: PERRYMAN COLTON J &						
1042/1729	3/11/2002	QC	Q	I	01	100
GRANTOR: PERRYMAN GEORGE E						
GRANTEE: PERRYMAN SUSAN						

BUILDING NOTES

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
2	0351	CARPORT MT	0	0	18	18	324.00	SF	8.50	8.50	100	2002	2002	3	20	551	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0510	GARAGE WD-	0	0	20	20	400.00	SF	35.00	35.00	100	1992	1992	3	20	2,800	
6	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2005	2005	3	22	1,901	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W40 S2 W2 S11 W13 S27 E15 E19 E23 N38 W2 N2 $
FOP=[YR=2002;ORIG=-40,40] S10 E19 N10 W19 $
DCK=[YR=2025;ORIG=-42,13] W13 N11 E13 S11 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,227

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	0.50	AC		1.00	1.50	1.50	85,000.00	127,500.00	63,750							

REVIEW DATE 10/30/2024 BY KWA Total Acres: 0.50 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 07/30/2025 BY SYS