PT E WATERMAN GRANT
SEC 50-3N-27E IN OR 1910/1533
BEING PARCELS 1 & 2

MOSES KAREN
76044 QUAIL RIDGE RD
YULEE, FL 32097

2025

50-3N-27-0000-0012-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

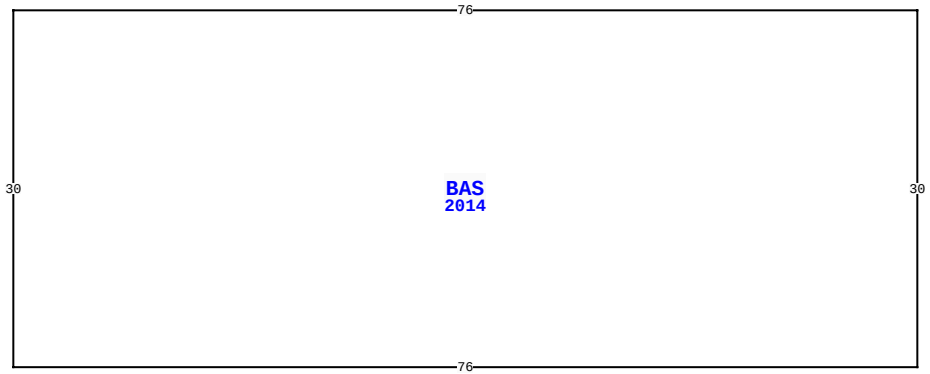
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2014	2,280	122,652
TOTALS	2,280			2,280	122,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	2005	2005	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2021 Heated Area: 2280 HX Base Yr



76044 QUAIL RIDGE 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		122,652
TOTAL MARKET OB/XF VALUE		2,142
TOTAL LAND VALUE - MARKET		96,050
TOTAL MARKET VALUE		220,844
SOH/AGL Deduction		10,058
ASSESSED VALUE		210,786
TOTAL EXEMPTION VALUE	14	210,786
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		220,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,845

RP: 12736276 & 12736277

DW/MH/ID G2620122T(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21086	DEMOLITION	300	02/01/2008
MH044410	MH MOVE-ON	0	07/01/2004
B0412728	FOUNDATION	1,900	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/1533	4/02/2014	WD	U	I	30	100
GRANTOR: MOSES BILLY RYAN SR &						
GRANTEE: MOSES WILLIAM HAROL						
1306/0337	4/01/2005	WD	Q	I	01	100
GRANTOR: MOSES BILLY RYAN SR						
GRANTEE: MOSES BILLY RYAN SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S30 E76 N30$.

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	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	100	1998	1998	3	73	1,926	
2	1242	WD DECK A	0	100	14	7	98.00	SF	10.00	10.00	100	2005	2005	3	22	216	

LAND DESCRIPTION

TOTAL OB/XF 2,142

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	1.13	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,050							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.13 Total Land Value: 96,050 Market: 0 Agricultural: 0 Common: 96,050 PRINTED 07/30/2025 BY SYS