PT E WATERMAN MILL GRANT
SEC'S 44-2N-27E & 50-3N-27E
IN OR 1205/1158

BENNETT PHILIP
86187 STILL QUARTER ROAD
YULEE, FL 32041

2025

50-3N-27-0000-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

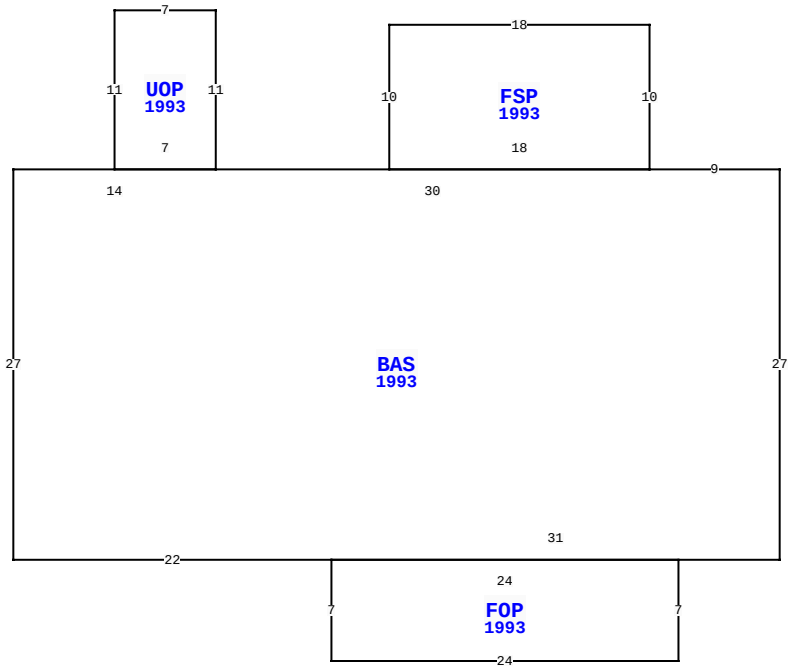
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,431	100	1993	1,431	42,312
FOP	168	30	1993	50	1,478
FSP	180	60	1993	108	3,193
UOP	77	25	1993	19	562
TOTALS	1,856			1,608	47,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	123.2000	98.56	158,484	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1431 HX Base Yr 2004



86187 STILL QUARTERS 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		47,545
TOTAL MARKET OB/XF VALUE		8,890
TOTAL LAND VALUE - MARKET		271,150
TOTAL MARKET VALUE		327,585
SOH/AGL Deduction		247,062
ASSESSED VALUE		80,523
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,801
TOTAL JUST VALUE		327,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07378	TEMP POLE	0	09/01/2000
7751	MH MOVE-ON	26,000	03/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/1158	2/03/2004	WD	U	I	21	96,500
GRANTOR: STRICKLAND JOHN DALE						
GRANTEE: BENNETT PHILIP						
0836/1310	6/08/1998	WD	U	I	07	100
GRANTOR: TAYLOR HUBERT G & V B						
GRANTEE: STRICKLAND JOHN DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FSP=[YR=1993] N10 W18 S10 E18$ W30
UOP=[YR=1993] N11 W7 S11 E7 $ W14 S27 E22 FOP=[YR=1993] S7
E24 N7 W24$ E31 N27$.

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	315.00	SF	6.50	6.50	100	1970	1970	3	20	410	
2	0511	GARAGE CB-	0	100	26	40	1,040.00	SF	30.00	30.00	100	1970	1970	3	20	6,240	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 8,890

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	3.19	AC		1.00	1.00	1.00	85,000.00	85,000.00	271,150							

REVIEW DATE 03/30/2020 BY NWP Total Acres: 3.19 Total Land Value: 271,150 Market: 0 Agricultural: 0 Common: 271,150 PRINTED 07/30/2025 BY SYS