IN OR 2741/582
PARCELS 16-10 & 16-20

PETERS DEBRA LORI & JAMES WARD
96023 CONNER LN
YULEE, FL 32097

2025

50-3N-28-0000-0016-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

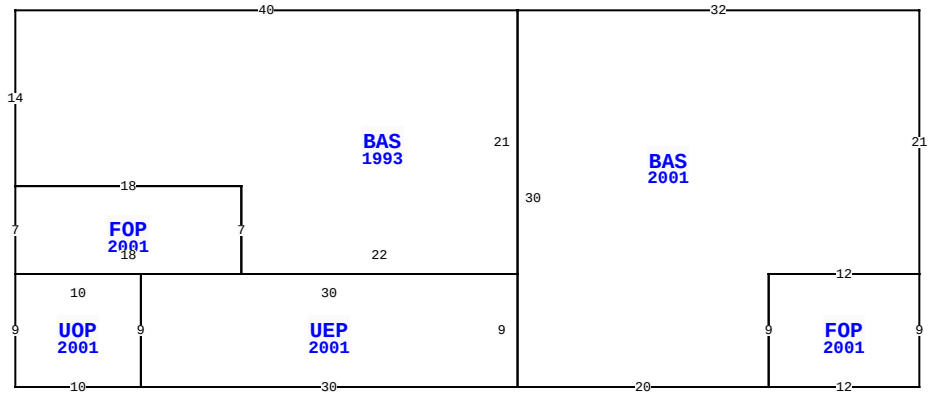
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	1993	714	17,993
BAS	852	100	2001	852	21,470
FOP	108	30	2001	32	806
FOP	126	30	2001	38	958
UEP	270	70	2001	189	4,763
UOP	90	25	2001	22	554
TOTALS	2,160			1,847	46,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,847	105.0000	84.00	155,148	1965	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1566 HX Base Yr 2016



96023 CONNER LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,775
TOTAL MARKET OB/XF VALUE		1,830
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		142,605
SOH/AGL Deduction		78,678
ASSESSED VALUE		63,927
TOTAL EXEMPTION VALUE	HX HB SX	63,017
BASE TAXABLE VALUE		910
TOTAL JUST VALUE		142,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003112	2003 DOUBLE WIDE	0	03/27/2025
MH240009339	REP MHOME 2003	0	08/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/582	10/02/2024	QC	U	I	11	100
GRANTOR: PETERS DEBRA LORI						
GRANTEE: PETERS DEBRA LORI &						
2705/1856	4/03/2024	QC	U	I	11	100
GRANTOR: CONNOR DEBRA LORI						
GRANTEE: PETERS DEBRA LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 BAS=[YR=1993] W40 S14 FOP=[YR=2001] S7 UOP=[YR=2001] S9 E10 UEP=[YR=2001] E30 N9 W30 S9 $ N9 W10 $ E18 N7 W18 $ E18 S7 E22 N21 $ S30 E20 FOP=[YR=2001] E12 N9 W12 S9 $ N9 E12 N21 $.

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	0	11	18	198.00	SF	10.00	10.00	100	1980	1980	3	20	396	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	20.10	20.10	100	1986	1986	3	20	322	
3	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1989	1989	3	20	192	
4	0351	CARPORT MT	0	100	21	24	504.00	SF	5.60	5.60	100	1996	1996	3	20	564	
5	0940	SHEDS/PORT	0	100	11	27	297.00	SF	6.00	6.00	100	1996	1996	3	20	356	

LAND DESCRIPTION

TOTAL OB/XF 1,830

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	0008	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/26/2025 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

IN OR 2741/582
PARCELS 16-10 & 16-20

PETERS DEBRA LORI & JAMES WARD
96023 CONNER LN
YULEE, FL 32097

2025

50-3N-28-0000-0016-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

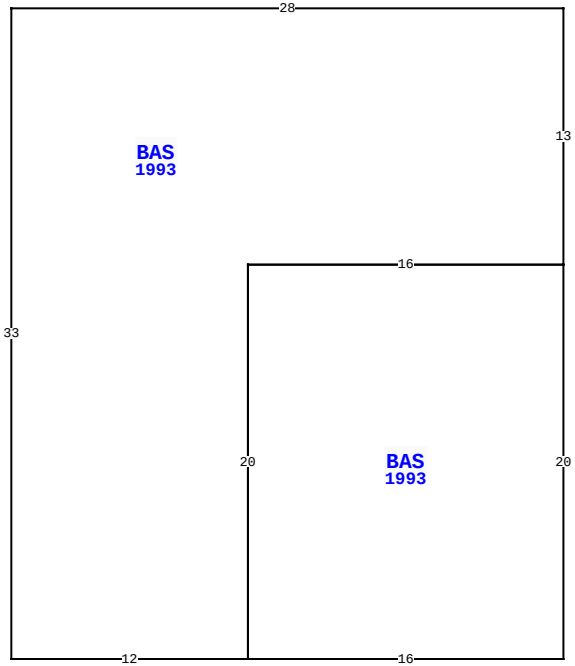
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	1993	320	3,197
BAS	604	100	1993	604	6,034
TOTALS	924			924	9,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	924	54.0000	19.98	18,462	1990	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2016 Heated Area: 924 HX Base Yr 2016



96023 CONNER LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,775
TOTAL MARKET OB/XF VALUE		1,830
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		142,605
SOH/AGL Deduction		78,678
ASSESSED VALUE		63,927
TOTAL EXEMPTION VALUE	HX HB SX	63,017
BASE TAXABLE VALUE		910
TOTAL JUST VALUE		142,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/582	10/02/2024	QC	U	I	11	100
GRANTOR: PETERS DEBRA LORI						
GRANTEE: PETERS DEBRA LORI &						
2705/1856	4/03/2024	QC	U	I	11	100
GRANTOR: CONNOR DEBRA LORI						
GRANTEE: PETERS DEBRA LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S33 E12 BAS=[YR=1993] E16 N20 W16 S20$ N20 E16 N13$.

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 01/26/2025 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS