PT SEC 50-3N-28E
IN OR 2547/522

MELHORN KAYLA D
96014 BRIGHTON PL
YULEE, FL 32097

2025

50-3N-28-0000-0016-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

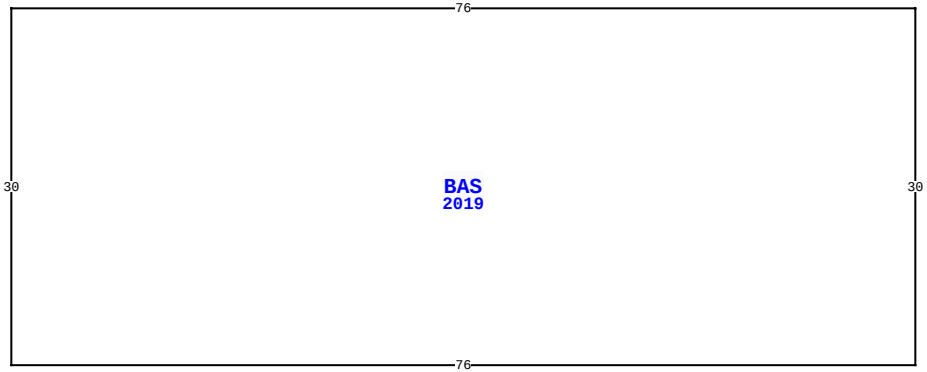
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	148,365
TOTALS	2,280			2,280	148,365

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	82.3200	69.97	159,532	2019	2019	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



96014 BRIGHTON PL, YULEE

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/14/2025 MLU
INC DATE | AG DATE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		273,365
SOH/AGL Deduction		72,591
ASSESSED VALUE		200,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,052
TOTAL JUST VALUE		273,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
D1902058	DEMOLITION	4,500	03/01/2019
8524	CHNGE SRVC	100	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0522	3/15/2022	WD	Q	I	02	210,000
GRANTOR: LEVY KATHERINE &						
GRANTEE: MELHORN KAYLA D						
2262/0070	3/06/2019	WD	U	I	11	100
GRANTOR: LEVY KATHERINE						
GRANTEE: LEVY KATHERINE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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-	1180.00	150.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/09/2020 BY NW Total Acres: 0.62 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS