IN OR 2742/1856 & IN OR 2767/575
FPL ESMT IN OR 397/735

AFFORDABLE HOUSING FIRST CORP
PO BOX 16123
FERNANDINA BEACH, FL 32035

2025

51-3N-27-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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

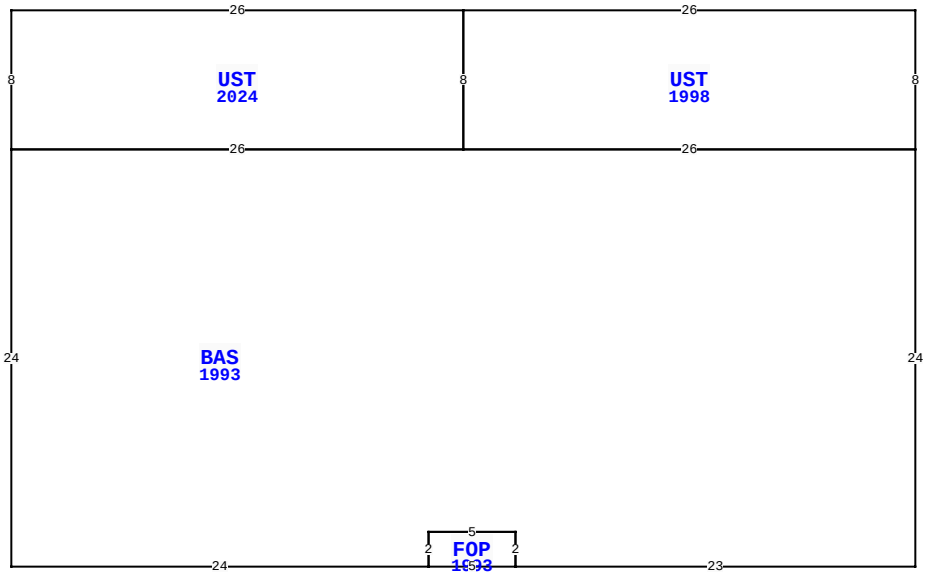
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100	1993	1,238	36,843
FOP	10	30	1993	3	89
UST	208	55	1998	114	3,393
UST	208	55	2024	114	3,393
TOTALS	1,664			1,469	43,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,469	124.0000	99.20	145,725	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1238 HX Base Yr



86694 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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
1	0351	CARPORT MT	0	0	20	12	240.00	SF	8.50	8.50	100	2003	2003	3	20	408	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,718
TOTAL MARKET OB/XF VALUE	408
TOTAL LAND VALUE - MARKET	288,278
TOTAL MARKET VALUE	332,404
SOH/AGL Deduction	0
ASSESSED VALUE	332,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,404
TOTAL JUST VALUE	332,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,961

R334091 & R334092
1984 ARIG DW/MH @ 86694 PAGES DIARY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011289	DEMO	5,500	09/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2767/575	2/11/2025	WD	U	I	16	133,000
GRANTOR: COALITION FOR THE HOM						
GRANTEE: AFFORDABLE HOUSING						
2742/1856	10/09/2024	WD	U	I	17	280,000
GRANTOR: MCNEIL YVONNE H						
GRANTEE: COALITION FOR THE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-52,8] S24 E24 N2 E5 S2 E23 N24 W26 W26 $
UST=[YR=1998;ORIG=0,0] W26 S8 E26 N8 $
UST=[YR=2024;ORIG=-26,0] W26 S8 E26 N8 $
FOP=[YR=1993;ORIG=-28,32] E5 N2 W5 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 408

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	3.99	AC		1.00	1.00	0.85	85,000.00	72,250.00	288,278							

REVIEW DATE 12/21/2023 BY NW Total Acres: 3.99 Total Land Value: 288,278 Market: 0 Agricultural: 0 Common: 288,278 PRINTED 07/30/2025 BY SYS