IN OR 2503/1082
R787540 & R787541

RYAN CHRISTOPHER J
2 WILD GRAPE DR
FERNANDINA BEACH, FL 32034

2025

51-3N-27-0000-0001-0170

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

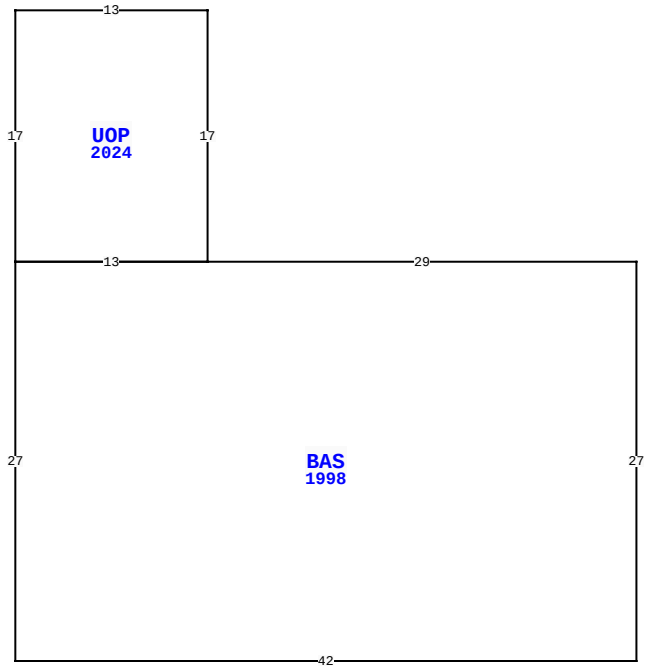
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1998	1,134	83,782
UOP	221	25	2024	55	4,064
TOTALS	1,355			1,189	87,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,189	127.8200	108.65	129,185	1998	2012	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 0 Heated Area: 1134 HX Base Yr



86001 EZELL LN, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	87,846
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	175,681
SOH/AGL Deduction	18,545
ASSESSED VALUE	157,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,136
TOTAL JUST VALUE	175,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,690

R787540 & R787541_ 1999 MODEL NOBILITY
DW/MH ID: N89144(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982446	MH MOVE-ON	0	11/01/1998
94 659	MH MOVE-ON	0	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2503/1082	9/15/2021	WD	Q	I	01	149,400
GRANTOR: MCVEIGH LOVIE						
GRANTEE: RYAN CHRISTOPHER J						
2224/1946	9/14/2018	SW	U	I	12	35,000
GRANTOR: CIM TRUST						
GRANTEE: MCVEIGH LOVIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W29 W13 S27 E42 N27 $
UOP=[YR=2024;ORIG=-42,0] E13 N17 W13 S17 $
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/16/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS