IN OR 2756/381

FERGUSON DALLAS
86048 JONES ROAD
YULEE, FL 32097

2025

51-3N-27-0000-0023-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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

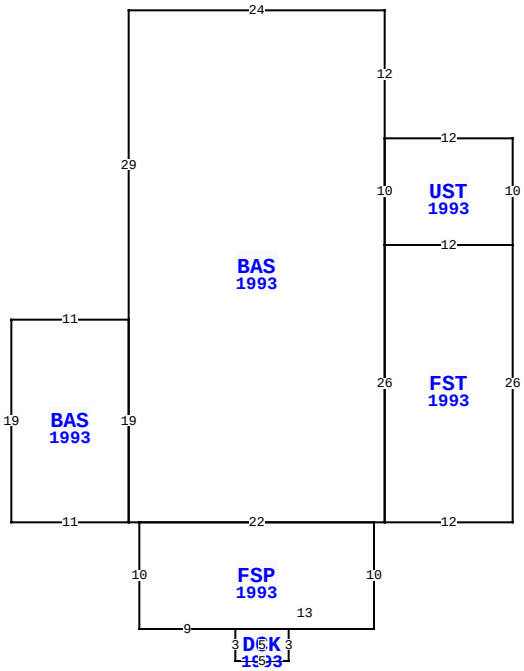
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100	1993	209	6,119
BAS	1,152	100	1993	1,152	33,731
DCK	15	15	1993	2	59
FSP	220	60	1993	132	3,865
FST	312	65	1993	203	5,944
UST	120	55	1993	66	1,933
TOTALS	2,028			1,764	51,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,764	122.0000	97.60	172,166	1974	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1361 HX Base Yr 2025



86048 JONES RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,650
TOTAL MARKET OB/XF VALUE		5,464
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		117,114
SOH/AGL Deduction		0
ASSESSED VALUE		117,114
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,392
TOTAL JUST VALUE		117,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,660

1974 PINE R1332 & R1333 SW/MH THAT IS BUILT AROUND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2756/381	12/03/2024	QC	U	I	11	100

GRANTOR: SEAMAN DOUGLAS

GRANTEE: FERGUSON DALLAS

1580/1790	8/11/2008	WD	Q	I		40,000

GRANTOR: GOODROE STEVEN ETAL

GRANTEE: SEAMAN DOUGLAS & HE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] N12 W24 S29 S19 E1 E22 E1 N26 N10 $
FST=[YR=1993;ORIG=-12,36] E12 N26 W12 S26 $
FSP=[YR=1993;ORIG=-35,36] S10 E9 E13 N10 W22 $
UST=[YR=1993;ORIG=0,0] W12 S10 E12 N10 $
DCK=[YR=1993;ORIG=-26,46] S3 E5 N3 W5 $
BAS=[YR=1993;ORIG=-36,36] W11 N19 E11 S19 $
.

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	0510	GARAGE WD-	0	100	24	26	624.00	SF	35.00	35.00	100	1993	1993	3	20	4,368	
2	0801	ASPHALT A	0	100	0	0	715.00	SF	3.00	3.00	100	1996	1996	3	50	1,073	
3	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1980	1980	3	30	23	

LAND DESCRIPTION

TOTAL OB/XF 5,464

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		RSF-	2100.00	109.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS