IN OR 2753/876

BURGESS JUSTIN
86008 JONES RD
YULEE, FL 32097

2025

51-3N-27-0000-0023-0070

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

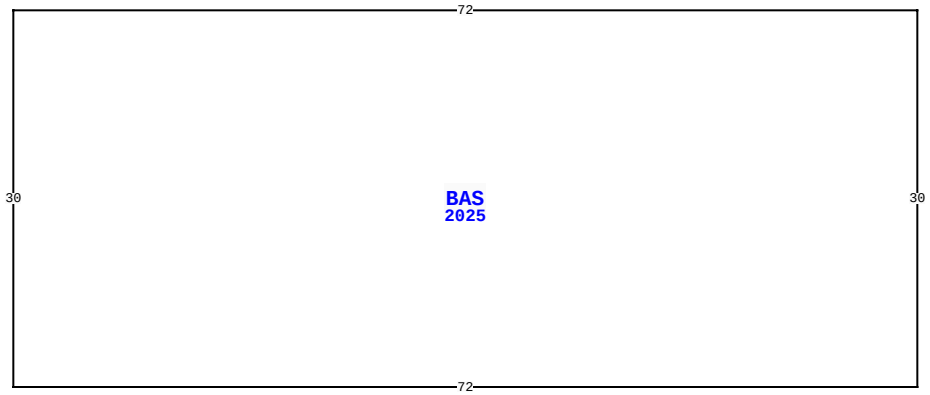
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2025	2,160	210,846
TOTALS	2,160			2,160	210,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.0000	98.60	212,976	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2160 HX Base Yr 2025



86008 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		210,846
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		270,846
SOH/AGL Deduction		0
ASSESSED VALUE		270,846
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,124
TOTAL JUST VALUE		270,846
NCON VALUE		210,846
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006839	REPLACEMENT DW M/	0	06/10/2024
MH240003865	REPLACEMENT DW M/	0	04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/876	10/22/2024	SW	Q	I	01	303,000
GRANTOR: 86008 JONES RD LAND T						
GRANTEE: BURGESS JUSTIN						
2573/1389	6/17/2022	WD	U	V	37	30,000
GRANTOR: SPARKMAN KEITH ALLEN						
GRANTEE: 86008 JONES RD LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E72 S30 W72 N30 $
.

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
1	000100	C	RES	100	0007	RSF-	2200.00	112.00	2.00	LT		1.00	1.00	0.50	60,000.00	30,000.00	60,000							

REVIEW DATE 06/11/2024 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS