PT OR 1492/133 R498009

**BLAKE CHRIS & RHONDA**
97289 PIRATES POINT ROAD
YULEE, FL 32097

**2025**

**51-3N-27-0000-0053-0020**

## BUILDING CHARACTERISTICS

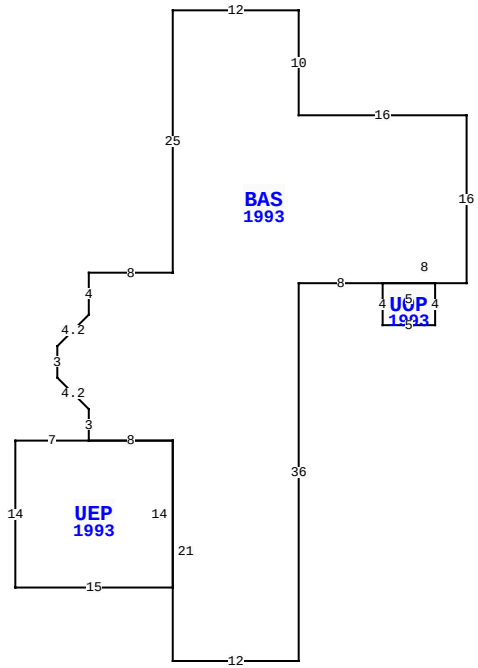
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |
| 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 | 1,146 | 100 | 1993 | 1,146 | 31,787 |
| UEP | 210 | 70 | 1993 | 147 | 4,077 |
| UOP | 20 | 25 | 1993 | 5 | 139 |
| TOTALS | 1,376 | | | 1,298 | 36,003 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,298 | 78.8000 | 63.04 | 81,826 | 1971 | 2000 | 0 | 0 | 0 | 56.00 | 44.00 |

1 M/H 93- – 0% - 0 Heated Area: 1146 HX Base Yr




86001 WAYLON ST, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 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 | 0203 | BARN MTL 0 | 0 | 0 | 33 | 40 | 1,320.00 | SF | 18.00 | 18.00 | 100 | 1973 | 1973 | 3 | 20 | 4,752 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 8 | 9 | 72.00 | SF | 15.00 | 15.00 | 100 | 1973 | 1973 | 3 | 20 | 216 | |
| 3 | 0681 | POLE SHED | 0 | 0 | 16 | 24 | 384.00 | SF | 15.00 | 15.00 | 100 | 1973 | 1973 | 3 | 20 | 1,152 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 36,003 |
| TOTAL MARKET OB/XF VALUE | 6,120 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 127,123 |
| SOH/AGL Deduction | 57,011 |
| ASSESSED VALUE | 70,112 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 70,112 |
| TOTAL JUST VALUE | 127,123 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 119,055 |

71 ECHO R498009 (WITH ADDITION)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0210482 | NEW CONSTR | 0 | 12/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1492/0133 | 4/12/2007 | WD | Q | I | | 70,000 |
| GRANTOR: TURNER ROBERT G | | | | | | |
| GRANTEE: BLAKE CHRIS & RHOND | | | | | | |
| 0681/0643 | 5/21/1993 | QC | Q | I | 01 | 100 |
| GRANTOR: TURNER & MCCARTHY | | | | | | |
| GRANTEE: TURNER & MCCARTHY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 N10 W12 S25 W8 S4 L3 D3 S3 R3 D3 S3
UEP=[YR=1993] W7 S14 E15 N14 W8 $ E8 S21 E12 N36
E8UOP=[YR=1993] S4 E5 N4 W5 $ E8 N16 $ .

## LAND DESCRIPTION

TOTAL OB/XF 6,120

| 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 03/21/2024 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS