

LOT 42  
R816013 & R816014  
YULEE HILLS PB 4/31

BAKER JENNIFER & MICHAEL B  
940041 OLD NASSAUVILLE ROAD  
FERNANDINA BEACH, FL 32034

2025

51-3N-27-4881-0042-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	08	SHT VINYL 50	
Interior Floo	14	CARPET 50	
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		4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	1993
TOTALS	1,152		1993

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,152	105.0000	84.00	96,768	1973	1973	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 1152 HX Base Yr												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,152	100	1993	1,152	29,030							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			29,030
TOTAL MARKET OB/XF VALUE			10,227
TOTAL LAND VALUE - MARKET			124,950
TOTAL MARKET VALUE			164,207
SOH/AGL Deduction			0
ASSESSED VALUE			164,207
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			164,207
TOTAL JUST VALUE			164,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023954	MH MOVE-ON	0	10/01/2002
E996462	CHNGE SRVC	0	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1422	2/21/2022	QC	U	I	11	28,000
GRANTOR: POPE WESLEY G & JUSTI						
GRANTEE: BAKER JENNIFER & MI						
2210/0239	4/03/2018	FJ	U	I	11	0
GRANTOR: SILVA SHARON LUCETTE						
GRANTEE: POPE WESLEY G & JUS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0	0	0	0	638.00	SF	6.50	6.50	100	1998
3	1242	WD DECK A	0	0	0	0	312.00	SF	10.00	10.00	100	1999
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2002

TOTAL OB/XF												
10,227												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0		RM	226.00	276.00	1.47	AC		1.00

BUILDING NOTES												
BAS=[YR=1993] W48 S24 E48 N24\$.												

BUILDING DIMENSIONS												
BAS=[YR=1993] W48 S24 E48 N24\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	226.00	276.00	1.47	AC		1.00	1.00	1.00	85,000.00	85,000.00	124,950							