



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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	1,680	100	1995
FOP	150	30	1995
USP	210	50	2001
TOTALS	2,040		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,830	123.2000	98.56	180,365	1984	1984	0	0	70.00	30.00

1 M/H 93- - 0% - 2024

Heated Area: 1680 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		54,110	
TOTAL MARKET OB/XF VALUE		6,750	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		145,860	
SOH/AGL Deduction		0	
ASSESSED VALUE		145,860	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		145,860	
TOTAL JUST VALUE		145,860	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1034	5/05/2023	WD	U	I	37	55,000
GRANTOR: ALLEN MARION J						
GRANTEE: BURKE RUSTY LEE						
0420/0589	5/01/1984	WD	Q	V		9,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		86423 JEAN RD, YULEE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 0 0 0
2	0680	POLE SHED	0 0 9 10
3	0680	POLE SHED	0 0 9 10
4	0351	CARPORT MT	0 0 24 20
5	0510	GARAGE WD-	0 0 16 20

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

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
1	0500	FP-PRE FAB	0 0 0 0			1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0680	POLE SHED	0 0 9 10			90.00	SF	10.00	10.00	100	2003	2003	3	30	270	
3	0680	POLE SHED	0 0 9 10			90.00	SF	10.00	10.00	100	2003	2003	3	30	270	
4	0351	CARPORT MT	0 0 24 20			480.00	SF	10.00	10.00	100	2003	2003	3	20	960	
5	0510	GARAGE WD-	0 0 16 20			320.00	SF	35.00	35.00	100	2003	2003	3	30	3,360	
TOTAL OB/XF 6,750																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W15 USP=[YR=2001] N10 W21 S10 E21\$ W45 S28 E33 FOP=[YR=1995] S10 E15 N10 W15\$ E27 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,750																						
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	153.00	287.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							