

TRACT 54  
R583378 & R583379  
YULEE HILLS PB 4/31

DUNMAN DAVID A & REBA M  
86341 JEAN RD  
YULEE, FL 32097

2025

51-3N-27-4881-0054-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
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		4040.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	1994
UOP	72	25	1994
TOTALS	1,684		
		1,630	123,299

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/H	94+	- 100%	- 2021							
Heated Area: 1612						HX Base Yr 2021					
BLD DATE		LGL DATE								05/05/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			123,299
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			208,299
SOH/AGL Deduction			54,786
ASSESSED VALUE			153,513
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			102,791
TOTAL JUST VALUE			208,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-452	MH MOVE-ON	40,160	04/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/0259	12/29/2020	WD	Q	I	01	176,000
GRANTOR: AFFORDABLE HOMES OF N						
GRANTEE: DUNMAN DAVID A & RE						
2193/0532	4/26/2018	WD	U	I	37	42,500
GRANTOR: SIMPSON CLAUDIA ET AL						
GRANTEE: AFFORDABLE HOME OF						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1994] W60 S27 E24 N2 E4 S2 E32 N4 UOP=[YR=1994] E6 N12 W6 S12\$ N23\$.

LAND DESCRIPTION																	TOTAL OB/XF									
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	100		RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000									