

TRACT 55  
IN OR 577 PG 544  
R672466 & R672467

MUSIC STEVE  
86313 JEAN ROAD  
YULEE, FL 32097

**2025**

51-3N-27-4881-0055-0000  
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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	2,280	100	1997
TOTALS	2,280		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,280	117.2000	99.62	227,134	1997	1997	0	0	65.00	35.00		
1 M/H 94+ - 100% - 0 Heated Area: 2280 HX Base Yr 1982													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	2,280	100	1997	2,280	79,497								
TOTALS	2,280			2,280	79,497								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			79,497
TOTAL MARKET OB/XF VALUE			2,765
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			167,262
SOH/AGL Deduction			80,725
ASSESSED VALUE			86,537
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			30,815
TOTAL JUST VALUE			167,262
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971669	MH MOVE-ON	0	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0577/0544	8/02/1989	WD U		I	10	6,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: MUSIC STEVE						
0319/0393	8/01/1980	AD U		V		14,000
GRANTOR:						
GRANTEE:						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

BUILDING NOTES	
86313 JEAN RD, YULEE	

BUILDING DIMENSIONS	
BAS=[YR=1997] W76 S30 E76 N30\$.	

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							