

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 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	1,456	100	2002
DCK	96	15	2024
TOTALS	1,552		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	M/H	94+	- 100%	- 2025								
Heated Area: 1456						HX Base Yr 2025						
BLD DATE						LGL DATE	05/05/2025					MLU
XF DATE						LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			83,127
TOTAL MARKET OB/XF VALUE			2,975
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			171,102
SOH/AGL Deduction			0
ASSESSED VALUE			171,102
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			120,380
TOTAL JUST VALUE			171,102
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,074
RP: 12861971 & 12861972			
DW/MH/ID: HMST15289AG(A/B)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003140	MH MOVE-ON	0	06/01/2000
E985293	CHNGE SRVC	0	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/155	6/29/2023	WD Q	I	01		205,000
GRANTOR: DOYLE BARBARA & JAMES						
GRANTEE: MAJER CASEY						
1777/0083	2/02/2012	QC U	I	11		20,000
GRANTOR: FREEMAN SIDNEY A JR &						
GRANTEE: FREEMAN SIDNEY A JR						

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	2002	2002	3	85	2,975	

BUILDING NOTES									
86279 JEAN RD, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2002;ORIG=0,0] W52 S12 S16 E52 N28 \$									
DCK=[YR=2024;ORIG=-52,0] W8 S12 E8 N12 \$									

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	0006	RM	153.00	286.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							