TRACT 69
YULEE HILLS PB 4/31

VANWEY CODY ALAN & CHRISTINE MARIE
86120 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0069-0000

BUILDING CHARACTERISTICS

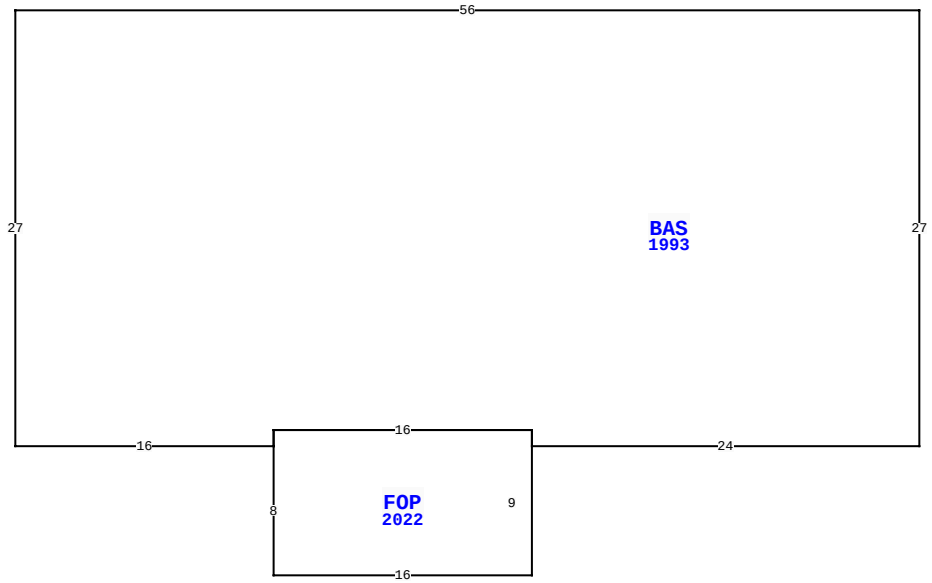
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	44,377
FOP	144	30	2022	43	1,276
TOTALS	1,640			1,539	45,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,539	123.6000	98.88	152,176	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 1496 HX Base Yr 2024



86120 JEAN RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,653
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		132,613
SOH/AGL Deduction		7,100
ASSESSED VALUE		125,513
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,791
TOTAL JUST VALUE		132,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
241	MH MOVE-ON	16,500	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/953	7/17/2023	WD	U	I	11	100
GRANTOR: DUNLEAVY FAMILY LIVIN						
GRANTEE: VANWEY CODY ALAN &						
2654/84	7/17/2023	WD	Q	I	02	140,000
GRANTOR: DUNLEAVY FMLY TRUST						
GRANTEE: VANWEY CODY ALAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E16 FOP=[YR=2022] S8 E16 N9 W16 S1$ N1 E16 S1 E24 N27 $.

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/24/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS