TRACT 75
IN OR 2148/371
R224263 & R224264

HANIFEE JASON & MEGAN
86294 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

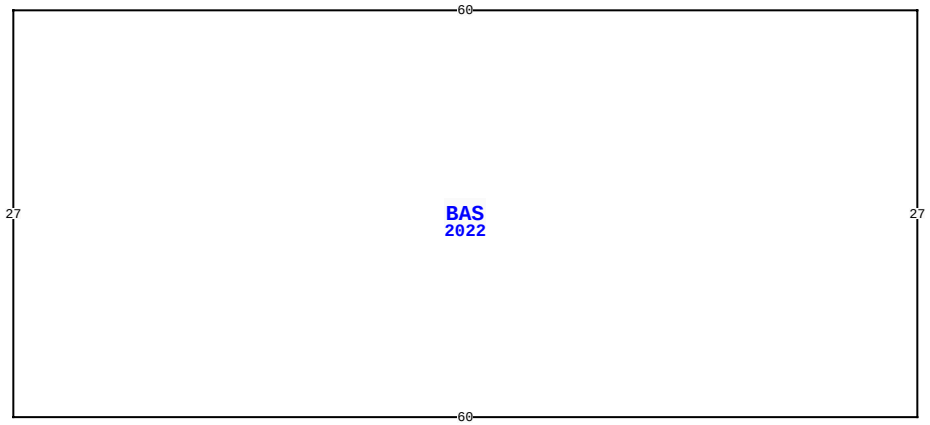
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2022	1,620	155,457
TOTALS	1,620			1,620	155,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.2000	97.92	158,630	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2019 Heated Area: 1620 HX Base Yr 2019



86294 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		155,457
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		243,443
SOH/AGL Deduction		56,950
ASSESSED VALUE		186,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,771
TOTAL JUST VALUE		243,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006564	CO ISSUED	0	04/27/2022
22004988	MH MOVE-ON	0	03/31/2022
95-0335	REPAIR/RRF	2,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2148/0371	9/26/2017	WD	Q	I	01	48,000
GRANTOR: CROSBY JULIE A &						
GRANTEE: HANIFEE JASON & MEG						
2082/1310	11/01/2016	WD	Q	I	01	40,000
GRANTOR: GENTRY CARL E JR						
GRANTEE: CROSBY JULIE A & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S27 E60 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	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	2022	2022	3	99	2,986	

LAND DESCRIPTION

TOTAL OB/XF 2,986

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 06/13/2022 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS