

TRACT 77
IN OR 2025/1958
MH/ID N17412A & N17412B

DUMAS DONNA L/E/
86352 JEAN ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0077-0000



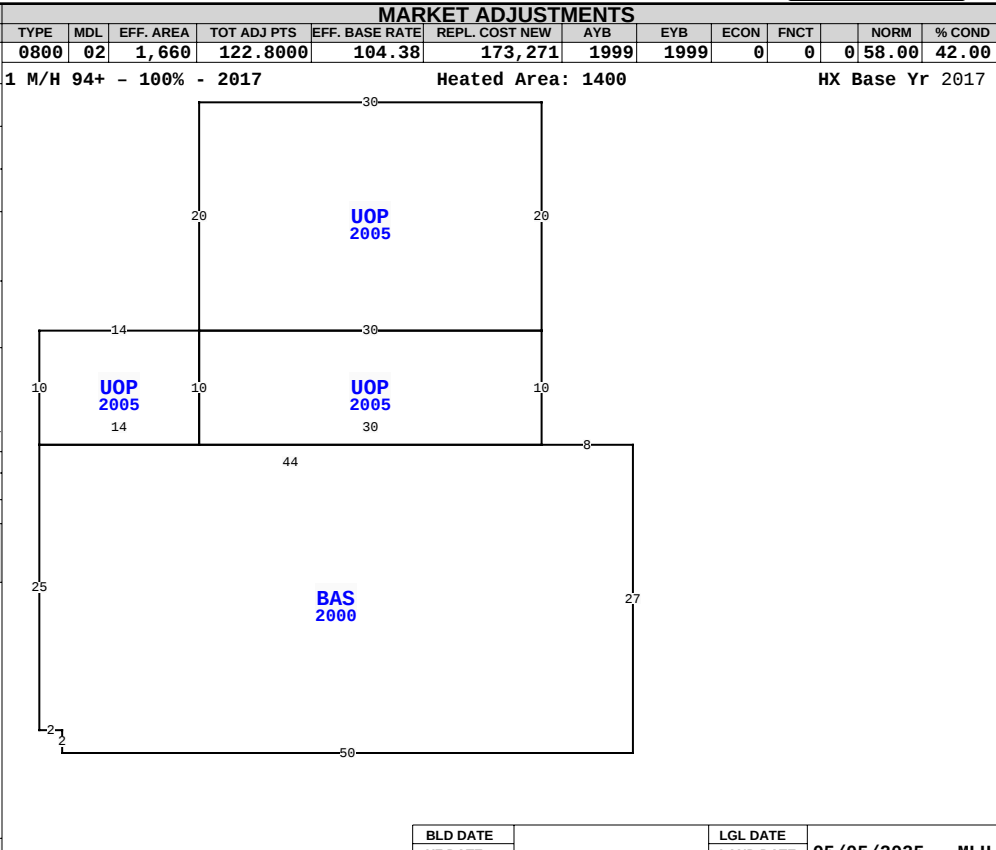
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2000	1,400	61,375
UOP	140	25	2005	35	1,534
UOP	300	25	2005	75	3,288
UOP	600	25	2005	150	6,576
TOTALS	2,440			1,660	72,774

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	100	30	10	300.00	SF	10.00	10.00	
2	1242	WD DECK A	0	100	10	2	20.00	SF	10.00	10.00	
3	0940	SHEDS/PORT	0	100	20	15	300.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RM	153.00	285.00	1.00	AC	



86352 JEAN RD, YULEE	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 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											72,774
TOTAL MARKET OB/XF VALUE											2,440
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											160,214
SOH/AGL Deduction											79,417
ASSESSED VALUE											80,797
TOTAL EXEMPTION VALUE											50,722
BASE TAXABLE VALUE											30,075
TOTAL JUST VALUE											160,214
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											149,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970718	REPAIR/RRF	0	01/07/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2025/1958	1/27/2016	PR	U	I	19	100			
GRANTOR: COFFEY CYNTHIA E P/R									
GRANTEE: DUMAS DONNA L/E									
1292/1208	2/03/2005	WD	Q	I		96,500			
GRANTOR: MINTON JAMES T & HELE									
GRANTEE: BAKER FREDDIE RAE &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W8 UOP=[YR=2005] N10 UOP=[YR=2005] N20 W30 S20 E30\$ W30 UOP=[YR=2005] W14 S10 E14 N10\$ S10 E30\$ W44 S25 E2 S2 E50 N27\$.											