TRACT 78
2007 FLEE DW/MH
YULEE HILLS PB 4/31

BATTS KARL
86382 JEAN RD
YULEE, FL 32097

2025

51-3N-27-4881-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

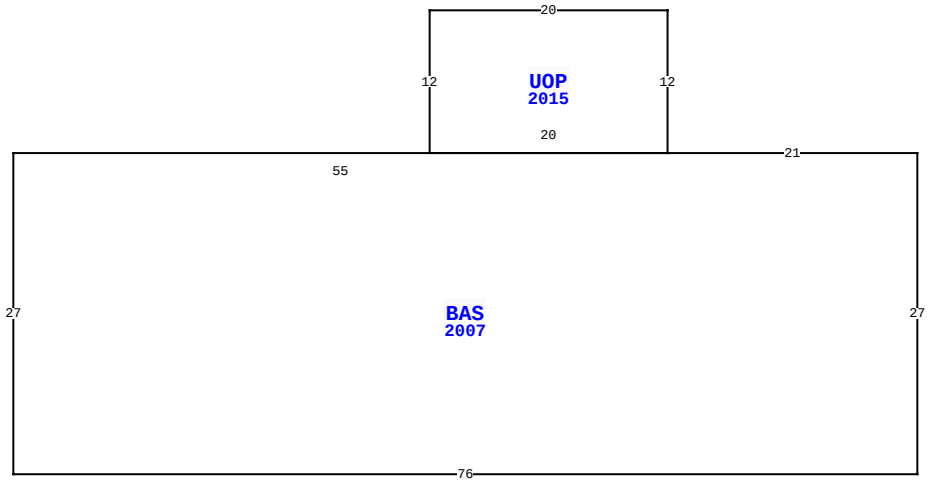
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,052	100	2007	2,052	146,122
UOP	240	25	2015	60	4,272
TOTALS	2,292			2,112	150,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,112	123.2000	104.72	221,169	2007	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2016 Heated Area: 2052 HX Base Yr 2016



86382 JEAN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,184
TOTAL MARKET OB/XF VALUE		12,264
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		274,448
SOH/AGL Deduction		141,102
ASSESSED VALUE		133,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,624
TOTAL JUST VALUE		274,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008143	30X40 MTL GAR	79,776	06/26/2023
MH4938	CO ISSUED	0	10/21/2008
E19296	ELEC OTHER	0	05/01/2007
MH4938	MH MOVE-ON	0	05/01/2007
P12402	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/08/2015	CN	U	I	18	80,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BATTS KARL						
9999/9999	9/08/2015	CN	U	I	11	100
GRANTOR: BATTS KARL						
GRANTEE: BATTS KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 UOP=[YR=2015] N12 W20 S12 E20$ W55 S27 E76 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	2007	2007	3	90	3,150	
2	0510	GARAGE WD-	0	100	35	12	420.00	SF	35.00	35.00	25	2019	2019	3	62	9,114	

LAND DESCRIPTION

TOTAL OB/XF 12,264

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 08/09/2023 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

TRACT 78
2007 FLEE DW/MH
YULEE HILLS PB 4/31

BATTS KARL
86382 JEAN RD
YULEE, FL 32097

2025

51-3N-27-4881-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

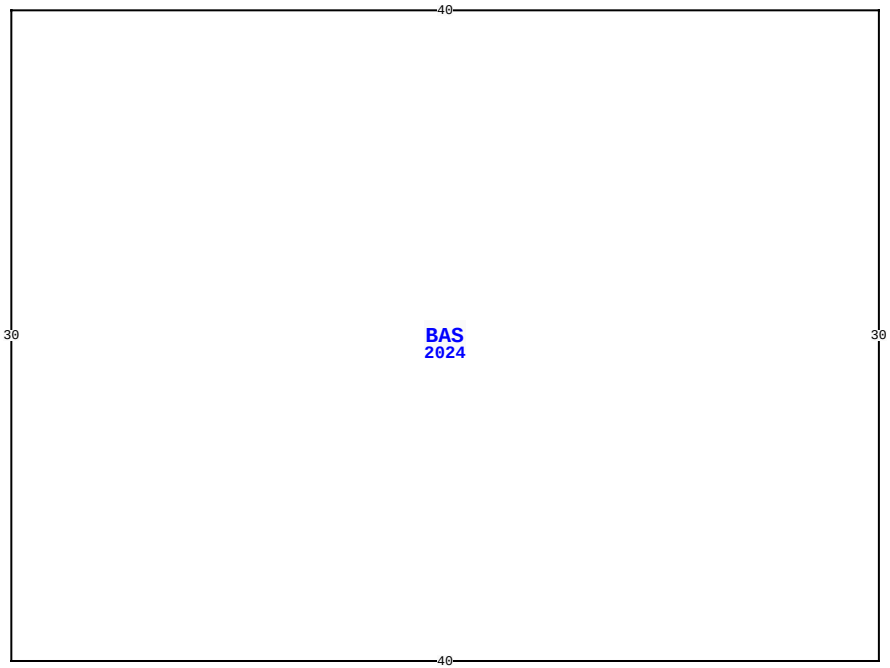
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,789
TOTALS	1,200			1,200	26,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2016



86382 JEAN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,184
TOTAL MARKET OB/XF VALUE		12,264
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		274,448
SOH/AGL Deduction		141,102
ASSESSED VALUE		133,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,624
TOTAL JUST VALUE		274,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/08/2015	CN	U	I	18	80,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BATTS KARL						
9999/9999	9/08/2015	CN	U	I	11	100
GRANTOR: BATTS KARL						
GRANTEE: BATTS KARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E40 S30 W40 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/09/2023 BY NW Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS