TRACT 88
IN OR 2083/580
R108083 & R108082

SHAPIRA FRANK N
86253 MELISSA ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0088-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

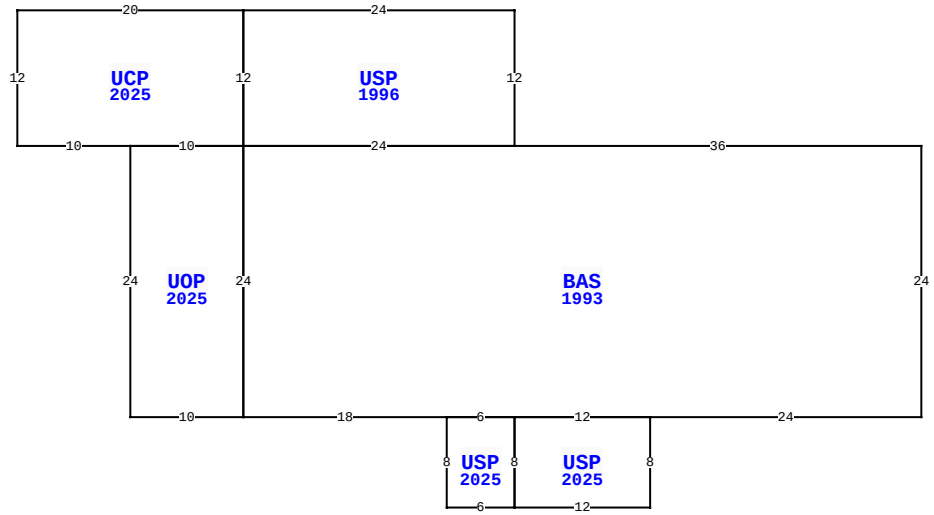
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	38,016
UCP	240	20	2025	48	1,267
UOP	240	25	2025	60	1,584
USP	288	50	1996	144	3,802
USP	48	50	2025	24	634
USP	96	50	2025	48	1,267
TOTALS	2,352			1,764	46,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,764	110.0000	88.00	155,232	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1440 HX Base Yr 2017



86253 MELISSA 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		46,570
TOTAL MARKET OB/XF VALUE		18,351
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		149,921
SOH/AGL Deduction		79,341
ASSESSED VALUE		70,580
TOTAL EXEMPTION VALUE	VP VX HX HB	66,580
BASE TAXABLE VALUE		4,000
TOTAL JUST VALUE		149,921
NCON VALUE		5,225
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,953

MISC ALUMN STRG SHEDS (BY MH @ USP+CRPT) AND IN RE
RP # 12716723 & 12716724 __ 1984 MANS (1984)
DW/MH/ID 3B60MC41576(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012459	RES NEW CARPORT (	18,290	11/05/2024
9602543	ADDITION	6,086	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0580	9/28/2016	WD	Q	I	01	58,000
GRANTOR: JOHNSON RONALD						
GRANTEE: SHAPIRA FRANK N						
0427/0805	7/01/1984	WD	Q	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W36 W24 S24 E18 E6 E12 E24 N24 $
USP=[YR=1996;ORIG=-36,0] N12 W24 S12 E24 $
UOP=[YR=2025;ORIG=-60,0] W10 S24 E10 N24 $
UCP=[YR=2025;ORIG=-60,0] W10 W10 N12 E20 S12 $
USP=[YR=2025;ORIG=-36,24] E12 S8 W12 N8 $
USP=[YR=2025;ORIG=-42,24] E6 S8 W6 N8 $
.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2013	2013	3	68	11,424	
3	0510	GARAGE WD-	0	100	0	0	600.00	SF	35.00	35.00	100	1985	1985	3	20	4,200	
4	0810	CONCRETE A	0	100	23	10	230.00	SF	6.50	6.50	100	1994	1994	3	66	987	
5	0680	POLE SHED	0	100	20	10	200.00	SF	10.00	10.00	100	2025	2019		87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 18,351

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 05/27/2025 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS