

TRACT 101
IN OR 1921/594
R621749 & R621750 & R621751

NICHOLS RONALD DAVID JR
86146 MELISSA ROAD
YULEE, FL 32097

2025

51-3N-27-4881-0101-0000



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 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		
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	1,949	100	1995	1,949	61,429
TOTALS	1,949			1,949	61,429

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,949	123.6000	105.06	204,762	1995	1995	0	0	0	70.00	30.00	

1 M/H 94+ - 100% - 0

Heated Area: 1949

HX Base Yr 1995

27

27

14

24

14

7

60

27

27

BAS
1995

BLD DATE	11/18/2019	KKA	LGL DATE	
XF DATE	11/18/2019	KKA	LAND DATE	05/05/2025
				MLU