PT JOHN D VAUGHAN GRANT
PAR 2-7 IN OR 2219/1256 (EX
PWR LINE ESMT PT OR 436/329 &

DICHARIA ANTHONY JR L/E/
86179 DI CHARIA ST
YULEE, FL 32097

2025

52-3N-27-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

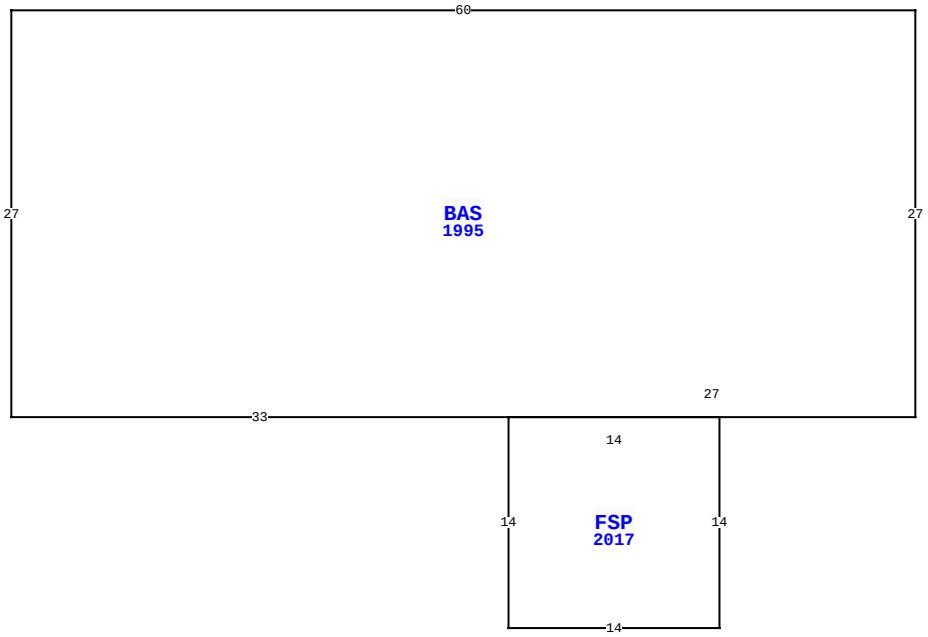
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1995	1,620	51,059
FSP	196	60	2017	118	3,719
TOTALS	1,816			1,738	54,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,738	123.6000	105.06	182,594	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr



86179 DI CHARIA ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,778
TOTAL MARKET OB/XF VALUE		22,215
TOTAL LAND VALUE - MARKET		159,818
TOTAL MARKET VALUE		236,811
SOH/AGL Deduction		118,836
ASSESSED VALUE		117,975
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		62,253
TOTAL JUST VALUE		236,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25338	ELEC OTHER	0	08/01/2012
B01-857	GARAGE	18,750	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1935	2/28/2019	QC	U	I	11	100
GRANTOR: DICHARIA ANTHONY JR						
GRANTEE: ROUGHTON TONI D						
2219/1256	8/22/2018	QC	U	I	11	100
GRANTOR: DICHARIA ANTHONY JR						
GRANTEE: DICHARIA ANTHONY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S27 E33 FSP=[YR=2017] S14 E14 N14 W14$
E27 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	0510	GARAGE WD-	0	100	25	30	750.00	SF	70.00	70.00	100	2002	2002	3	29	15,225	
2	0510	GARAGE WD-	0	100	25	10	250.00	SF	35.00	35.00	100	2003	2003	3	30	2,625	
3	0351	CARPORT MT	0	100	15	30	450.00	SF	10.00	10.00	100	2025	2023		97	4,365	

LAND DESCRIPTION

TOTAL OB/XF 22,215

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		OR	0.00	0.00	2.87	AC		1.00	1.00	0.65	85,000.00	55,250.00	158,568							
2	009530	C	POND	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.37 Total Land Value: 159,818 Market: 0 Agricultural: 0 Common: 159,818 PRINTED 07/30/2025 BY SYS