PT JOHN D VAUGHAN GRANT
PAR 2-44 IN OR 2262/1932 (EX
PWR LINE ESMT PT OR 436/329 &

ROUGHTON LANDON
86141 DI CHARIA ST
YULEE, FL 32097

2025

52-3N-27-0000-0002-0440

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

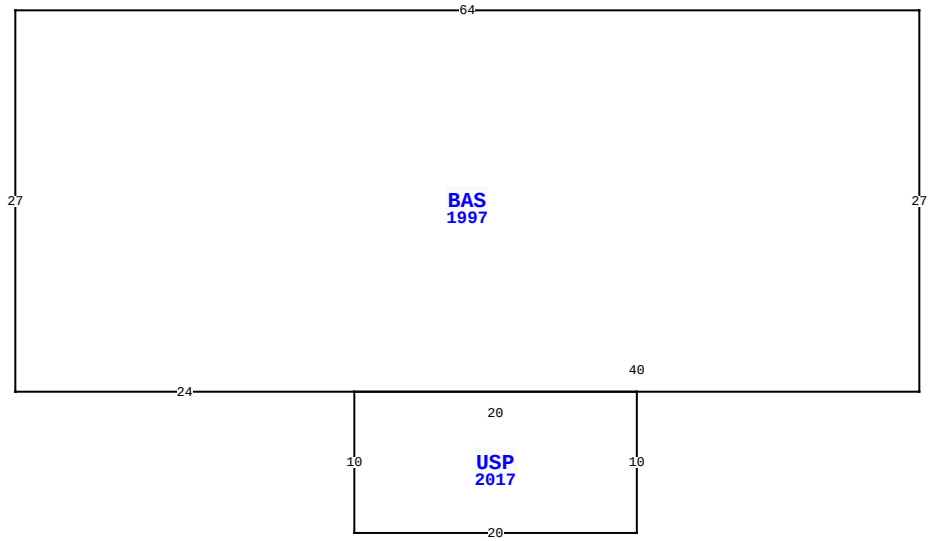
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,728	100	1997	1,728	36,191
USP	200	50	2017	100	2,094
TOTALS	1,928			1,828	38,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,828	123.2000	104.72	191,428	1997	1997	0	0	30	65.00	20.00

1 M/H 94+ – 0% - 2025 Heated Area: 1728 HX Base Yr



86141 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	38,286
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	169,537
TOTAL MARKET VALUE	210,588
SOH/AGL Deduction	0
ASSESSED VALUE	210,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,588
TOTAL JUST VALUE	210,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
974363	REPAIR/RRF	7,363	10/01/1997
971771	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/58	9/24/2024	QC	U	I	11	100
GRANTOR: ROUGHTON TONI						
GRANTEE: ROUGHTON LANDON						
2739/1899	9/24/2024	QC	U	I	11	100
GRANTOR: ROUGHTON TONI						
GRANTEE: ROUGHTON LANDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W64 S27 E24 USP=[YR=2017] S10 E20 N10 W20$ E40 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	0		OR	0.00	0.00	2.63	AC		1.00	1.00	0.75	85,000.00	63,750.00	167,662							
2	009530	C	POND	0		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,875							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.38 Total Land Value: 169,537 Market: 0 Agricultural: 0 Common: 169,537 PRINTED 07/30/2025 BY SYS