

IN OR 2146/967
2001 GENERAL DW
ESMT OR 1014/985

TOWN SHAWN E
8865 GRASSY BLUFF DR
JACKSONVILLE, FL 32216

2026

07-2N-27-0000-0003-0060



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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	04	Quality Level 04
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	1,976	100	2001	1,976	138,423
TOTALS	1,976			1,976	138,423

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	10	10	100.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,976	134.2000	120.78	238,661	2001	2008	0	0	0	42.00	58.00	
1 M/H 94+ 0% - 0 Heated Area: 1976 HX Base Yr													
26 76 26 76 BAS 2001													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												138,423	
TOTAL MARKET OB/XF VALUE												700	
TOTAL LAND VALUE - MARKET												90,000	
TOTAL MARKET VALUE												229,123	
SOH/AGL Deduction												19,914	
ASSESSED VALUE												209,209	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												209,209	
TOTAL JUST VALUE												229,123	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												220,981	

76081 HARPER CHAPEL RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU													

TOTAL OB/XF													
700													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				138, 423			
TOTAL MARKET OB/XF VALUE				700			
TOTAL LAND VALUE - MARKET				90, 000			
TOTAL MARKET VALUE				229, 123			
SOH/AGL Deduction				19, 914			
ASSESSED VALUE				209, 209			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				209, 209			
TOTAL JUST VALUE				229, 123			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				220, 981			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2001] W76 S26 E76 N26 \$.													