PT E1/2 OF SE1/4
IN OR 1497/717
R567688 & R567689

WEEKS SHARON S
75063 INDIAN AVENUE
YULEE, FL 32097

2026

08-2N-27-0000-0005-0040

NASSAU COUNTY PROPERTY

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

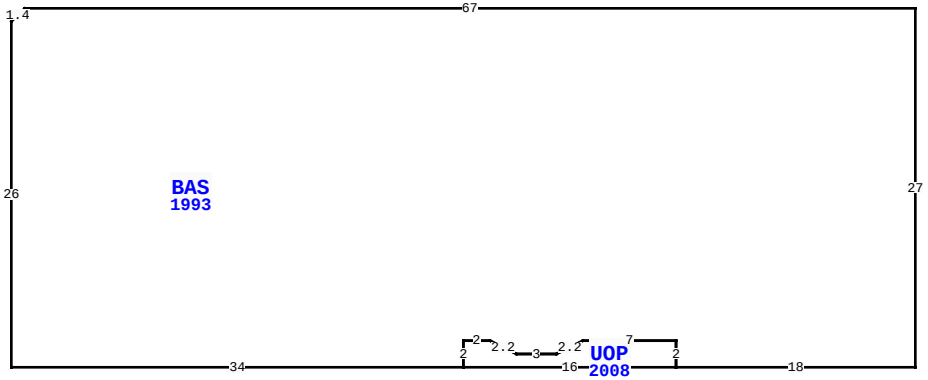
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1993	1,809	57,016
UOP	27	25	2008	7	221
TOTALS	1,836			1,816	57,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,816	123.6000	105.06	190,789	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 1993 Heated Area: 1809 HX Base Yr 1993



75063 INDIAN AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,237
TOTAL MARKET OB/XF VALUE		3,812
TOTAL LAND VALUE - MARKET		115,200
TOTAL MARKET VALUE		176,249
SOH/AGL Deduction		105,978
ASSESSED VALUE		70,271
TOTAL EXEMPTION VALUE	HX HB	45,271
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		176,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/0717	5/07/2007	QC	Q	I	01	100
GRANTOR: WEEKS DONALD G						
GRANTEE: WEEKS SHARON S						
0756/0136	4/04/1996	WD	Q	I	06	30,000
GRANTOR: CRIDER CURTIS & SHARO						
GRANTEE: WEEKS DONALD & SHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 L1 D1 S26 E34 UOP=[YR=2008] E16 N2 W7 L2 D1 W3 U1 L2 W2 S2$ N2 E2 R2 D1 E3 U1 R2 E7 S2 E18 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
2	1242	WD DECK A	0	100	6	20	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
3	1242	WD DECK A	0	100	0	0	561.00	SF	10.00	10.00	100	1995	1995	3	20	1,122	

LAND DESCRIPTION

TOTAL OB/XF 3,812

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	1.28	AC		1.00	1.00	1.00	90,000.00	90,000.00	115,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.28 Total Land Value: 115,200 Market: 0 Agricultural: 0 Common: 115,200 PRINTED 07/09/2026 BY SYS