PT OF NE1/4 OF SEC 8-3N-26E
IN OR 2551/1393
ESMT IN OR 843/1507

TEMPLES TIMOTHY SR/HICKEN CANDACE
153359 COUNTY ROAD 108
YULEE, FL 32097

2026

08-3N-26-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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 05
NEIGHBORHOOD/LOC	5001.00	

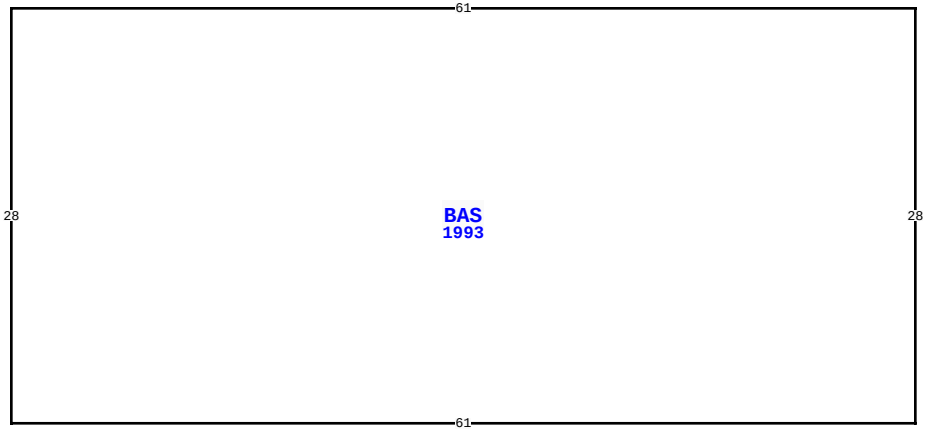
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1993	1,708	51,220
TOTALS	1,708			1,708	51,220

153359 CR 108, YULEE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,708	117.6000	99.96	170,732	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 2023 Heated Area: 1708 HX Base Yr 2023



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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,220
TOTAL MARKET OB/XF VALUE		20,352
TOTAL LAND VALUE - MARKET		113,125
TOTAL MARKET VALUE		184,697
SOH/AGL Deduction		91,680
ASSESSED VALUE		93,017
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,606
TOTAL JUST VALUE		184,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1393	4/01/2022	QC	U	I	11	100
GRANTOR: TEMPLES TIMOTHY SR						
GRANTEE: TEMPLES TIMOTHY & C						
0904/1483	10/22/1999	WD	Q	I		73,000
GRANTOR: PETERSON FLOYD F & CL						
GRANTEE: TEMPLES TIMOTHY SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S28 E61 N28$.

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	0755	FSP	0	100	4	6	24.00	SF	20.00	20.00	100	1984	1984	3	20	96	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
3	0755	FSP	0	100	10	25	250.00	SF	20.00	20.00	100	1984	1984	3	20	1,000	
4	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	100	1996	1996	3	20	2,246	
5	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	20	192	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
7	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
8	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	1999	1999	3	20	600	
9	0200	BARN WD 0-	0	100	15	27	405.00	SF	20.00	20.00	100	2026	2023	03	95	7,695	

LAND DESCRIPTION

TOTAL OB/XF 20,352

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	0006	OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	40,000.00	40,000.00	110,000							
2	009530	C	POND	100		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,125							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 113,125 Market: 0 Agricultural: 0 Common: 113,125 PRINTED 07/09/2026 BY SYS