PT OF NE1/4 OF SEC 8-3N-26E
IN OR 843/1514 (EX ESMT
IN OR 843/1507)

TEMPLES JEAN B
153347 COUNTY ROAD 108
YULEE, FL 32097

2026

08-3N-26-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

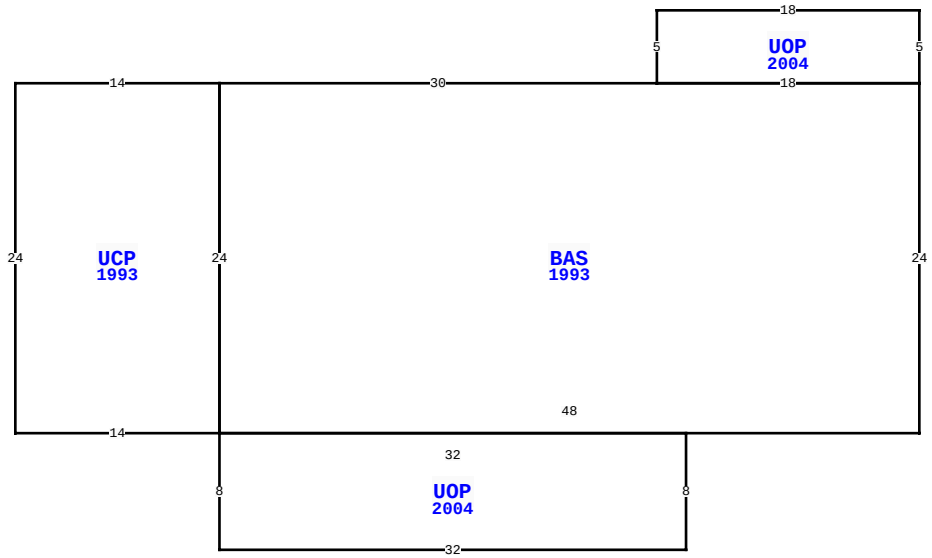
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1993	1,152	36,309
UCP	336	20	1993	67	2,112
UOP	90	25	2004	22	693
UOP	256	25	2004	64	2,017
TOTALS	1,834			1,305	41,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,305	123.6000	105.06	137,103	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1152 HX Base Yr 1990



153347 CR 108, 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		41,131
TOTAL MARKET OB/XF VALUE		7,754
TOTAL LAND VALUE - MARKET		85,600
TOTAL MARKET VALUE		134,485
SOH/AGL Deduction		88,130
ASSESSED VALUE		46,355
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		16,355
TOTAL JUST VALUE		134,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6824	XFOB	8,160	11/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0843/1514	8/05/1998	WD	U	I	10	28,300
GRANTOR: PETERSON FLOYD & CLYD						
GRANTEE: TEMPLES ARTHUR JR &						
0588/0555	1/18/1990	CD	U	I	11	37,800
GRANTOR: PETERSON F F & C B						
GRANTEE: TEMPLES A T JR & J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W18 S5 BAS=[YR=1993] W30 UCP=[YR=1993] W14 S24 E14 N24$ S24 UOP=[YR=2004] S8 E32 N8 W32$ E48 N24 W18$ E18 N5$.

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
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	
3	0200	BARN WD 0-	0	100	30	12	360.00	SF	20.00	20.00	100	1990	1990	3	20	1,440	
4	0681	POLE SHED	0	100	24	9	216.00	SF	15.00	15.00	100	1991	1991	3	20	648	
5	0940	SHEDS/PORT	0	100	24	18	432.00	SF	30.00	30.00	100	1991	1991	3	20	2,592	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
7	0681	POLE SHED	0	100	18	9	162.00	SF	15.00	15.00	100	1999	1999	3	25	608	

LAND DESCRIPTION

TOTAL OB/XF 7,754

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	2.14	AC		1.00	1.00	1.00	40,000.00	40,000.00	85,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.14 Total Land Value: 85,600 Market: 0 Agricultural: 0 Common: 85,600 PRINTED 07/09/2026 BY SYS