IN OR 935/1855-1866
SUB OF GOVT LOT 9 UNR
2004 MERT DW/MH

COATS THOMAS I
75115 TWISTED OAK DR
YULEE, FL 32097

2026

14-2N-26-4280-0033-0100

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 70
Interior Floo	08	SHT VINYL 30
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

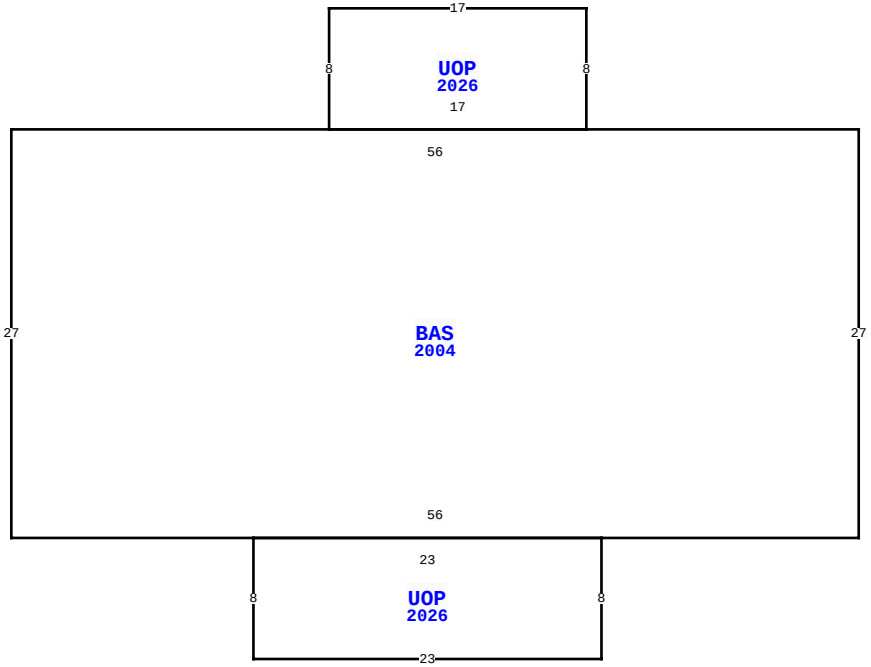
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2004	1,512	83,553
UOP	136	25	2026	34	1,879
UOP	184	25	2026	46	2,542
TOTALS	1,832			1,592	87,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,592	122.8000	110.52	175,948	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2005 Heated Area: 1512 HX Base Yr 2005



75115 TWISTED OAK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		87,974
TOTAL MARKET OB/XF VALUE		6,146
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		114,120
SOH/AGL Deduction		39,088
ASSESSED VALUE		75,032
TOTAL EXEMPTION VALUE	HX HB WR	55,032
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		114,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044330	MH MOVE-ON	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0935/1865	6/09/2000	WD	Q	I	06	2,000
GRANTOR: MOSS ROBIN						
GRANTEE: COATS THOMAS & PAUL						
0935/1863	6/09/2000	WD	Q	I	06	2,000
GRANTOR: LANSFORD JOY MICHELLE						
GRANTEE: COATS THOMAS & PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W56 S27 E56 N27 $
UOP=[YR=2026;LABEL=;ORIG=-40,27] E23 S8 W23 N8 $
UOP=[YR=2026;ORIG=-35,0] E17 N8 W17 S8 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
4	0510	GARAGE WD-	0	100	20	14	280.00	SF	35.00	35.00	100	2005	2005	3	32	3,136	

LAND DESCRIPTION

TOTAL OB/XF 6,146

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	RM	100.00	70.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 07/09/2026 BY SYS