LOT 6
IN OR 2084/529
R568071 & R568072

KALTENBACH RHONDA DIANE
75067 PASSPORT CT
YULEE, FL 32097

2026

18-2N-27-4317-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

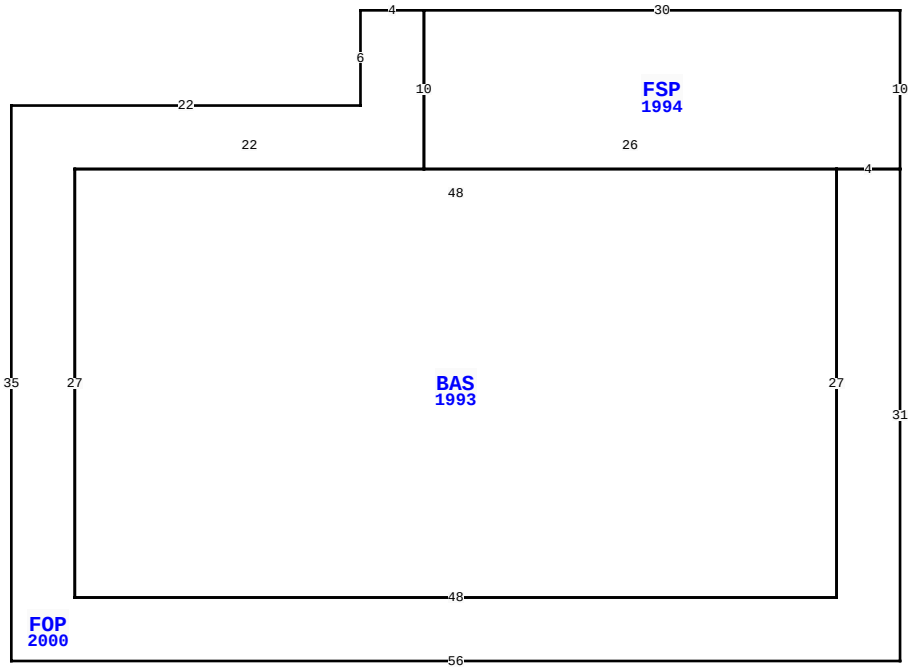
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	5010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	40,715
FOP	568	30	2000	170	5,341
FSP	300	60	1994	180	5,655
TOTALS	2,164			1,646	51,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,646	123.2000	104.72	172,369	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 2017 Heated Area: 1296 HX Base Yr 2017



75067 PASSPORT CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,711
TOTAL MARKET OB/XF VALUE		37,068
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		163,779
SOH/AGL Deduction		62,317
ASSESSED VALUE		101,462
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		45,051
TOTAL JUST VALUE		163,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9053	MH MOVE-ON	30,000	09/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2084/0529	11/18/2016	WD	Q	I	01	150,000
GRANTOR: WOOLLEY JOHN						
GRANTEE: KALTENBACH RHONDA D						
1402/0474	4/06/2006	QC	Q	I	01	100
GRANTOR: WOOLLEY JOHN & ASHLEY						
GRANTEE: WOOLLEY JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 N27 $ FOP=[YR=2000] E4 S31 W56 N35 E22 N6 E4 S10 W22 S27 E48 N27 $ FSP=[YR=1994] E4 N10 W30 S10 E26 $.

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
4	0920	CWALL-WD/M	0	100	0	0	306.00	LF	390.00	390.00	100	1998	1998	3	20	23,868	
5	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1992	1992	3	100	3,000	
6	0680	POLE SHED	0	100	10	6	60.00	SF	10.00	10.00	100	1996	1996	3	20	120	
7	0510	GARAGE WD-	0	100	36	40	1,440.00	SF	35.00	35.00	100	1994	1994	3	20	10,080	

LAND DESCRIPTION

TOTAL OB/XF 37,068

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	000134	C	RES POND	100	0003	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS