IN OR 1009/383
R673078 & R673079

**HORNE RUTH**
86118 JAGGED TRAIL
YULEE, FL 32097

**2026**

**38-2N-27-0000-0019-0120**

## BUILDING CHARACTERISTICS

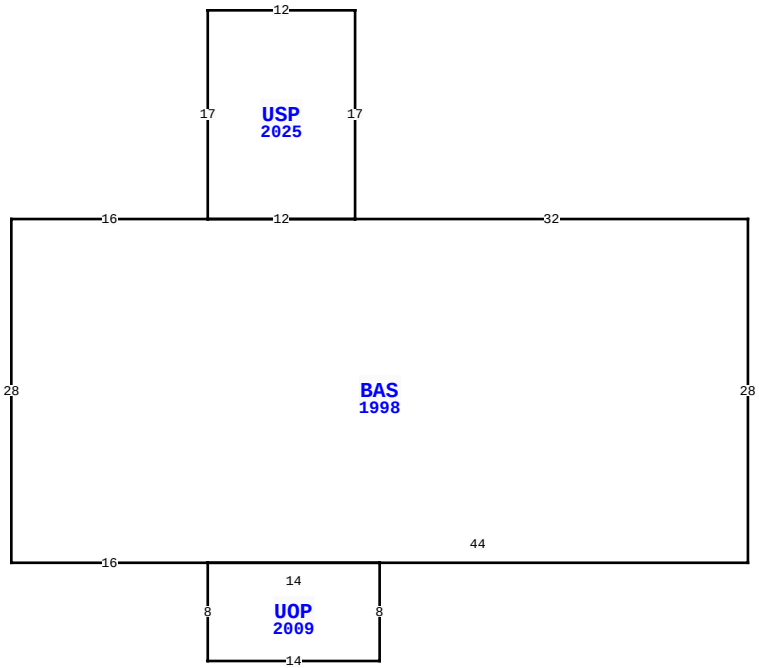
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 04 |
| NEIGHBORHOOD/LOC | 4053.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | 1998 | 1,680 | 65,197 |
| UOP | 112 | 25 | 2009 | 28 | 1,087 |
| USP | 204 | 50 | 2025 | 102 | 3,959 |
| TOTALS | 1,996 | | | 1,810 | 70,243 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,810 | 123.2000 | 110.88 | 200,693 | 1998 | 1998 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ 100% - 1999 Heated Area: 1680 HX Base Yr 1999




86118 JAGGED TRL, YULEE

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

## 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 | 1242 | WD DECK A | 0 | 100 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 128 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 24 | 16 | 384.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 29 | 1,670 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 70,243 |
| TOTAL MARKET OB/XF VALUE | 1,798 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 162,041 |
| SOH/AGL Deduction | 86,901 |
| ASSESSED VALUE | 75,140 |
| TOTAL EXEMPTION VALUE | HX HB DX 55,140 |
| BASE TAXABLE VALUE | 20,000 |
| TOTAL JUST VALUE | 162,041 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 162,673 |

OLD ALUM STG NO VALUE

2013 WX LTR SENT TO R HORNE/DEB

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 98-2102 | MH MOVE-ON | 0 | 03/02/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1009/0383 | 9/24/2001 | QC | Q | I | 01 | 79,800 |
| GRANTOR: HORNE JAMES C SR & HE | | | | | | |
| GRANTEE: HORNE JAMES C JR & | | | | | | |
| 0856/1319 | 11/24/1998 | QC | Q | I | 01 | 100 |
| GRANTOR: HORNE JAMES C SR & HE | | | | | | |
| GRANTEE: HORNE JAMES C JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W32 W12 W16 S28 E16 E44 N28 $
UOP=[YR=2009;ORIG=-44,28] S8 E14 N8 W14 $
USP=[YR=2025;ORIG=-44,0] E12 N17 W12 S17 $
.

## LAND DESCRIPTION

TOTAL OB/XF 1,798

| 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 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS