PT GOVT LOT 2 OF SEC 38-3N-28E
IN OR 1287/1433 &
ESMT IN OR 208/492

SCOTT GARY A
96182 WILL YOUNG RD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

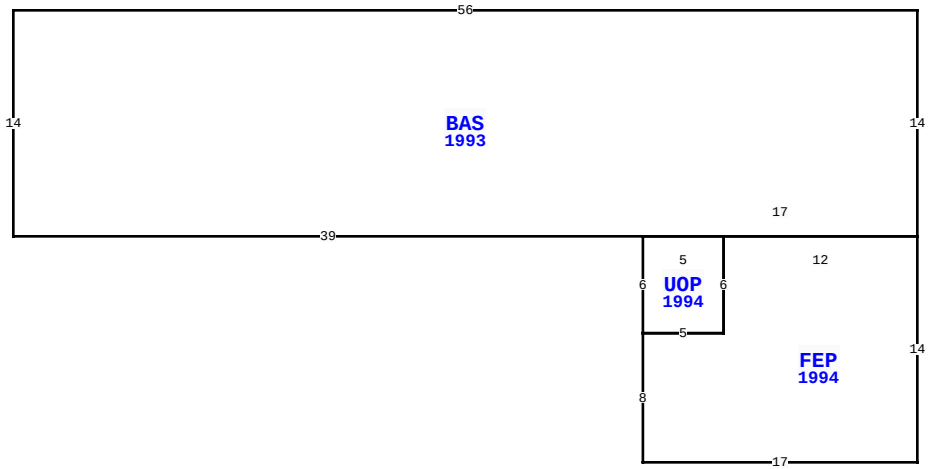
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	20,232
FEP	208	85	1994	177	4,568
UOP	30	25	1994	8	206
TOTALS	1,022			969	25,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	969	101.2000	86.02	83,353	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 2006 Heated Area: 961 HX Base Yr 2006



96182 WILL YOUNG RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,006
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		254,200
TOTAL MARKET VALUE		284,154
SOH/AGL Deduction		67,223
ASSESSED VALUE		216,931
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		165,520
TOTAL JUST VALUE		284,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
96 1180	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/1433	1/13/2005	QC	Q	I	06	25,500
GRANTOR: SCOTT PAUL R & MARILY						
GRANTEE: SCOTT GARY A						
0914/1878	1/11/2000	QC	Q	I	01	20,000
GRANTOR: SCOTT PAUL R & MARILY						
GRANTEE: SCOTT PAUL R & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E39 UOP=[YR=1994] S6 FEP=[YR=1994] S8 E17 N14 W12 S6 W5 $ E5 N6 W5 $ E17 N14 $.

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	0752	USP	0	100	10	20	200.00	SF	15.00	15.00	100	2010	2010	3	52	1,560	
2	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	1976	1976	3	20	3,388	

LAND DESCRIPTION

TOTAL OB/XF 4,948

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	000131	C	RES CREEK	100		RMH	82.00	447.00	82.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	254,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 254,200 Market: 0 Agricultural: 0 Common: 254,200 PRINTED 07/09/2026 BY SYS