PT GOVT LOT 2 OF SEC 38-3N-28E
IN OR 2141/1483

JOHNS LISA L
96223 PIRATES BLUFF RD
YULEE, FL 32097

2026

38-3N-28-0000-0012-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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	05	Quality Level 05

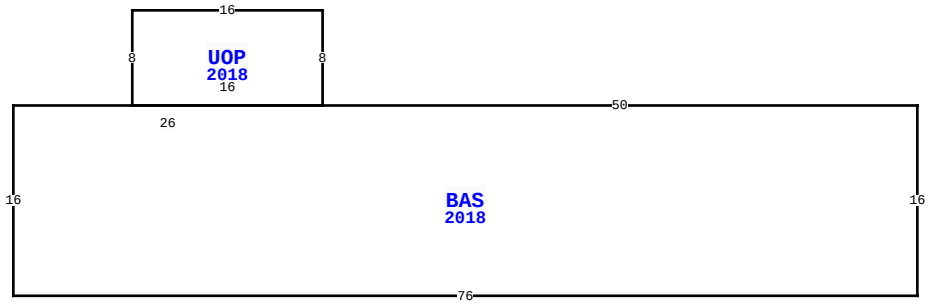
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2018	1,216	44,914
UOP	128	25	2018	32	1,182
TOTALS	1,344			1,248	46,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	136.8000	123.12	153,654	1997	1997	0	0	0	70.00	30.00

2 M/H 94+ 100% - 2020 Heated Area: 1216 HX Base Yr 2020



96223 PIRATES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,096
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		171,096
SOH/AGL Deduction		90,811
ASSESSED VALUE		80,285
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		23,874
TOTAL JUST VALUE		171,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH260001092	MANU REPL	0	02/02/2026
MH171018	CO ISSUED	0	03/15/2018
MH177018	MH MOVE-ON	0	11/30/2017
95-2151	CHNGE SRVC	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2141/1483	8/18/2017	WD	Q	I	01	45,100
GRANTOR: HOLLOWAY STRICKLAND I						
GRANTEE: JOHNS LISA L						
1757/1407	7/28/2006	DG	U	I	19	100
GRANTOR: HOLLOWAY PAMELA M						
GRANTEE: HOLLOWAY STRICKLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W50 UOP=[YR=2018] N8 W16 S8 E16$ W26 S16 E76 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RMH	190.00	130.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/29/2026 BY IB Total Acres: 0.74 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS