



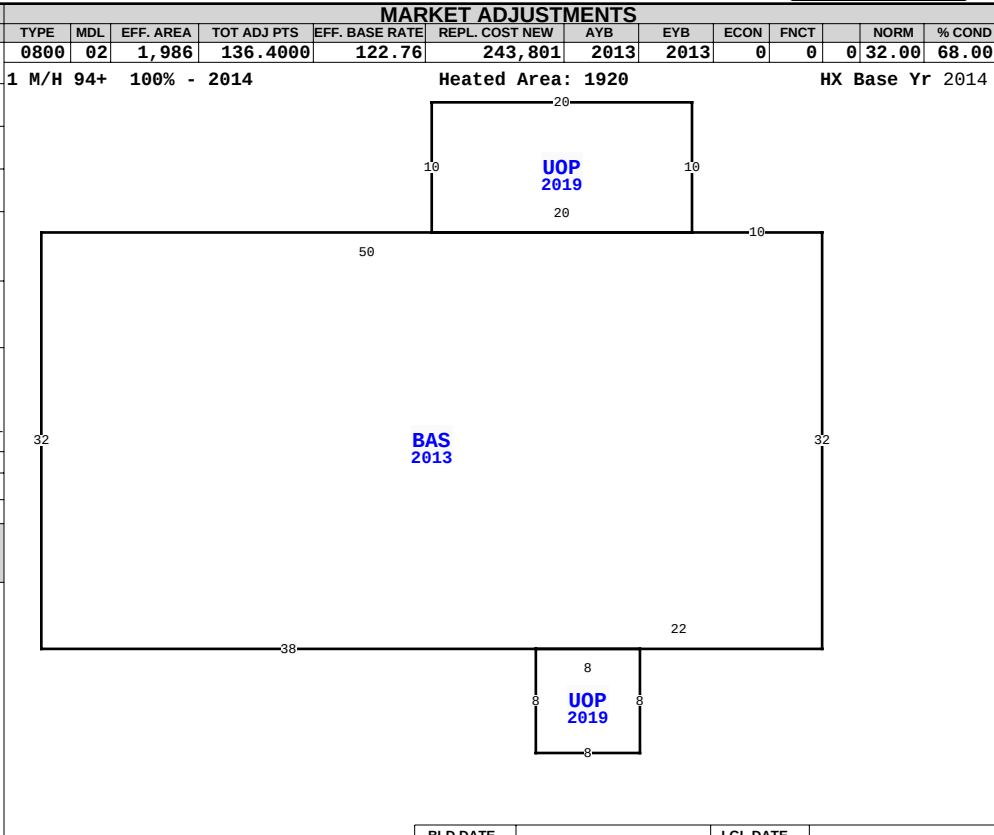
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100

Quality	04	Quality Level 04
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	1,920	100	2013	1,920	160,275
UOP	64	25	2019	16	1,336
UOP	200	25	2019	50	4,174
TOTALS	2,184			1,986	165,785

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RMH	100.00	154.00	1.00



96197 PIRATES BLUFF RD, YULEE	BLD DATE	LGL DATE	04/14/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					165,785				
TOTAL MARKET OB/XF VALUE					320				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					291,105				
SOH/AGL Deduction					167,855				
ASSESSED VALUE					123,250				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					71,839				
TOTAL JUST VALUE					291,105				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					286,532				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135481	CO ISSUED	0	07/26/2013
8287	MH MOVE-ON	3,000	08/29/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1873/1549	8/15/2013	WD	Q	I	01	24,400	
GRANTOR:MCDUFFIE BARBARA C							
GRANTEE:DAVIS LONNIE F JR &							
1832/0014	12/28/2012	WD	U	I	37	10,000	
GRANTOR:BATES SAGE DAKOTA							
GRANTEE:MCDUFFIE BARBARA C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2013] W10 UOP=[YR=2019] N10 W20 S10 E20\$ W50 S32 E38 UOP=[YR=2019] S8 E8 N8 W8\$ E22 N32 \$.									