IN OR 2819/379
ESMT OR 1381/329

STOKES SHEARD L
97209 EMERALD LN
YULEE, FL 32097

2026

39-3N-27-0000-0001-0290

BUILDING CHARACTERISTICS

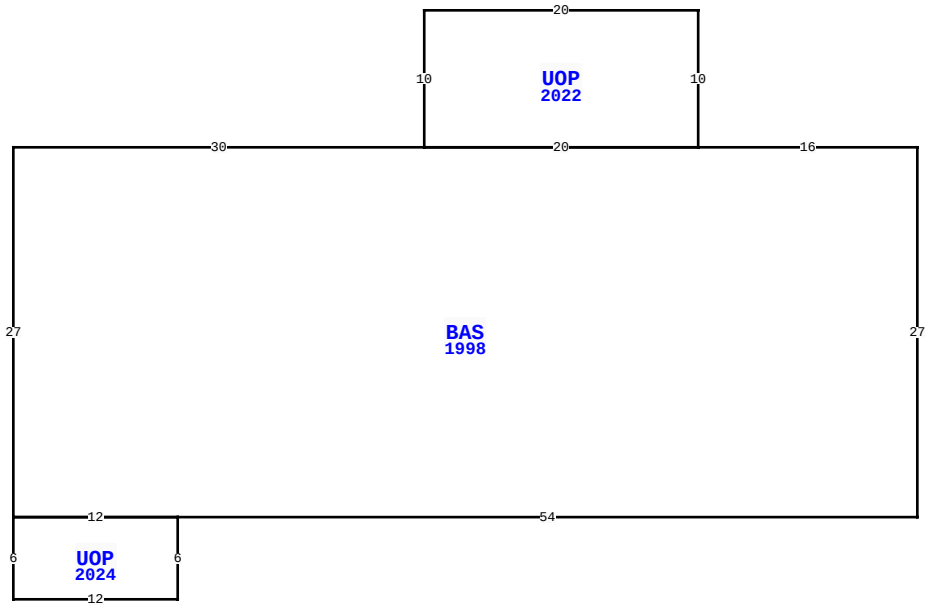
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1998	1,782	87,221
UOP	200	25	2022	50	2,447
UOP	72	25	2024	18	881
TOTALS	2,054			1,850	90,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,850	123.6000	111.24	205,794	1996	2001	0	0	0	56.00	44.00

1 M/H 94+ 0% - 2026 Heated Area: 1782 HX Base Yr



87172 GANNETT AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	90,549
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	172,989
SOH/AGL Deduction	0
ASSESSED VALUE	172,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,989
TOTAL JUST VALUE	172,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,426

DW/MH/ID: N15777(A/B) TITLE: 69655263 & 69655264 R

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001082	NEW RES AC	83,568	02/02/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2819/379	9/23/2025	QC	U	I	11	100

GRANTOR: BROOKER CONSTANCE R
GRANTEE: STOKES SHEARD L

2401/1740	10/20/2020	LE	U	I	11	100

GRANTOR: BROOKER CONSTANCE R
GRANTEE: WATERS REGINALD D J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W16 W20 W30 S27 E12 E54 N27 $
UOP=[YR=2022;ORIG=-36,-10] S10 E20 N10 W20 $
UOP=[YR=2024;ORIG=-66,27] E12 S6 W12 N6 $
.

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
2	0681	POLE SHED	0	0	20	24	480.00	SF	15.00	15.00	100	1996	1996	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	90,000.00	81,000.00	81,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 07/09/2026 BY SYS