PT F P SANCHEZ GRANT SEC 40-3N-2
& PT GOVT LOT 6 OF SEC 12-3N-25E
IN OR 2672/386 (EX PT IN AMOS WH

MASON GARY JEAN & MAY ROSE
67915 AMOS WHITE RD
YULEE, FL 32097

2026

40-3N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

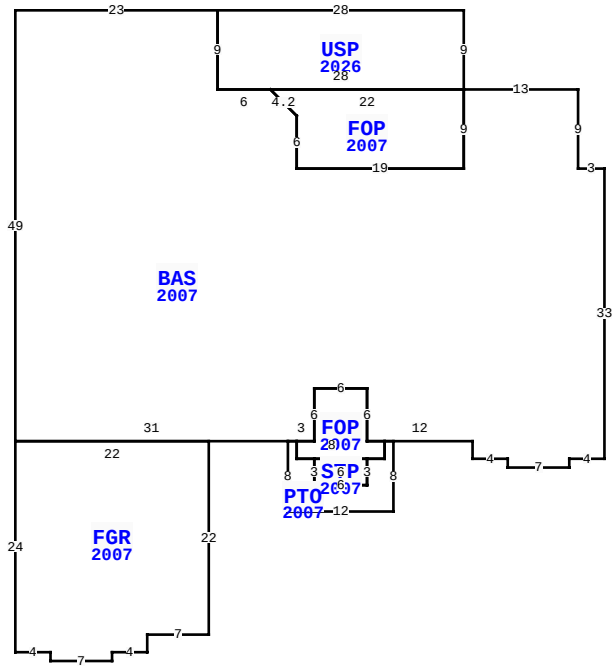
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,686	100	2007	2,686	303,504
FGR	521	55	2007	287	32,430
FOP	56	30	2007	17	1,921
FOP	176	30	2007	53	5,988
PTO	58	5	2007	3	339
STP	18	10	2007	2	226
USP	252	30	2026	76	8,588
TOTALS	3,767			3,124	352,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,124	93.9780	130.63	408,088	2007	2007	0	0	0	13.50	86.50

1 SNGL FAM 100% - 2024 Heated Area: 2686 HX Base Yr



BLD DATE	10/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

67915 AMOS WHITE RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,672
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		429,672
SOH/AGL Deduction		24,005
ASSESSED VALUE		405,667
TOTAL EXEMPTION VALUE	13	405,667
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		429,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013733	GARAGE	43,075	10/07/2021
M12860	MECH OTHER	0	04/01/2007
C19386	CO ISSUED	337,000	02/01/2007
E18749	ELEC OTHER	0	02/01/2007
R10047	REPAIR/RRF	5,000	02/01/2007
B19386	NEW CONSTR	337,000	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2083/0394	11/07/2016	QC	U	I	11	800
GRANTOR: MASON GEORGE I & SYDE						
GRANTEE: MASON GARY JEAN & M						
2674/812	4/20/2004	QC	U	I	11	100
GRANTOR: MASON GARY J						
GRANTEE: MASON GARY JEAN & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W13 S9 W19 N6 U3L3 W6 N9 W23 S49 E31 E3 N6 E6 S6 E12 S2 E4 S1 E7 N1 E4 N33 W3 N9 $
FGR=[YR=2007;ORIG=-64,40] S24 E4 S1 E7 N1 E4 N2 E7 N22 W22 $
FOP=[YR=2007;ORIG=-13,0] W22 D3R3 S6 E19 N9 $
PTO=[YR=2007;ORIG=-33,40] S8 E12 N8 W1 S2 W2 S3 W6 N3 W2 N2 W1 $
FOP=[YR=2007;ORIG=-22,40] S2 W2 W8 N2 E2 N6 E6 S6 E2 $
STP=[YR=2007;ORIG=-24,42] S3 W6 N3 E6 $
USP=[YR=2026;ORIG=-41,-9] E28 S9 W28 N9 $
.

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		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	50,000.00	50,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.08 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS

PT F P SANCHEZ GRANT SEC 40-3N-2
& PT GOVT LOT 6 OF SEC 12-3N-25E
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YULEE, FL 32097

2026

40-3N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

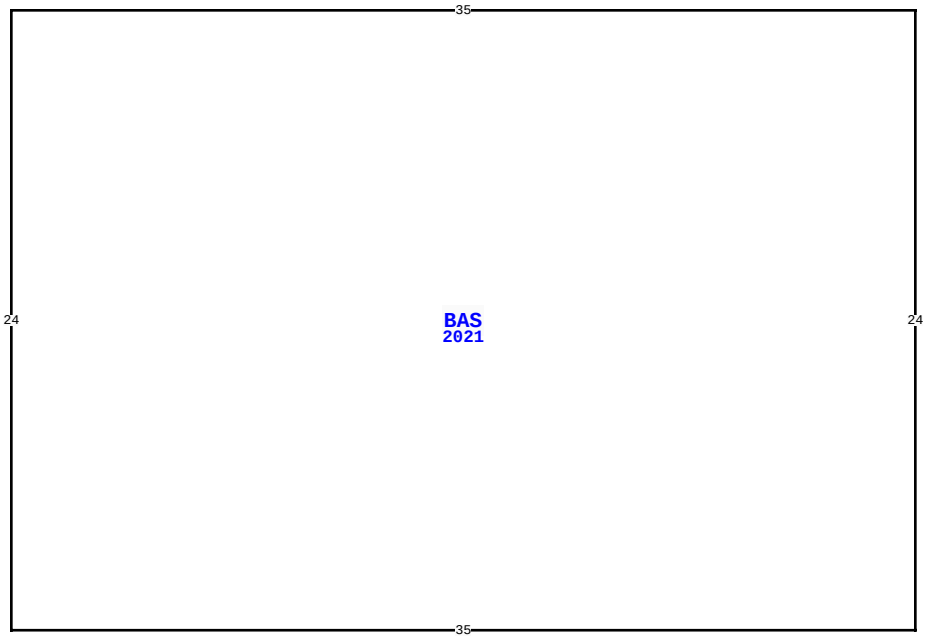
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	22,676
TOTALS	840			840	22,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	72.1050	28.12	23,621	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2024 Heated Area: 840 HX Base Yr



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BLD DATE	10/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

67915 AMOS WHITE RD, YULEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 E35 N24$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.08 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS