LOTS 4 & 5
R622397 & R622399
LITTLE ST MARYS EST 1 PB 5/280

HARRIS WILLIAM K & DONNA MARIE
152925 COUNTY RD 108
YULEE, FL 32097

2026

40-3N-25-1250-0004-0000

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 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

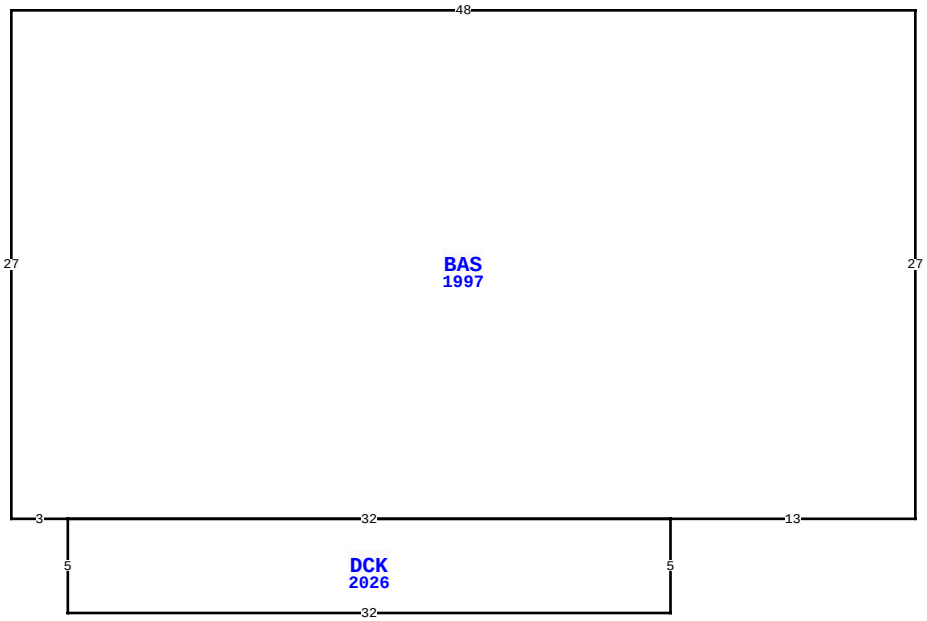
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1997	1,296	122,898
DCK	160	15	2026	24	2,276
TOTALS	1,456			1,320	125,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,320	159.6400	143.68	189,658	1997	2012	0	0	0	34.00	66.00

1 M/H 94+ 100% - 2025 Heated Area: 1296 HX Base Yr



152925 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		125,174
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,680
TOTAL MARKET VALUE		180,854
SOH/AGL Deduction		0
ASSESSED VALUE		180,854
TOTAL EXEMPTION VALUE	13	180,854
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		180,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260003034	6500 12*24	20,056	03/23/2026
MH971930	MH MOVE-ON	0	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0038	9/13/2021	WD	Q	I	01	180,000
GRANTOR: MORGAN WAYNE & SHERI						
GRANTEE: HARRIS WILLIAM K &						
2051/0517	5/23/2016	SW	U	I	12	79,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: MORGAN WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W48 S27 E3 E32 E13 N27 $
DCK=[YR=2026;ORIG=-45,27] E32 S5 W32 N5 $
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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	0004	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	50,000							
2	009605	C	WETLANDS	100		OR	0.00	0.00	5.68	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,680							

REVIEW DATE 07/07/2026 BY TW Total Acres: 8.18 Total Land Value: 55,680 Market: 0 Agricultural: 0 Common: 55,680 PRINTED 07/09/2026 BY SYS