LOT 6
LITTLE ST MARYS EST 1 PB 5/280

AKEMON JAMES E II & GINGER LYNN
152915 CR 108
YULEE, FL 32097

2026

40-3N-25-1250-0006-0000

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	04	Quality Level 04

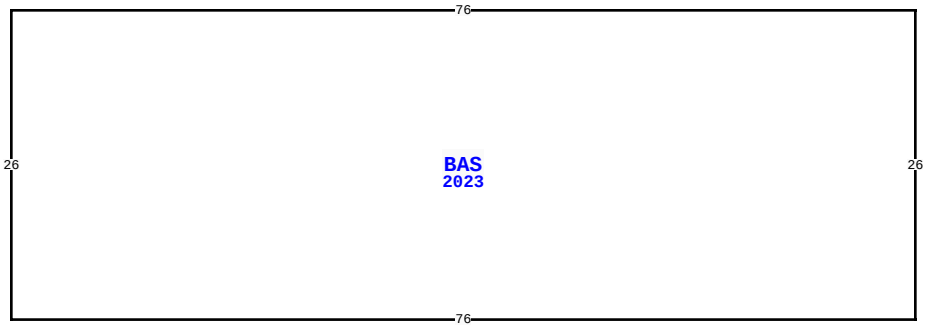
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2023	1,976	218,551
TOTALS	1,976			1,976	218,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	125.4000	112.86	223,011	2023	2023	0	0	0	2.00	98.00

2 M/H 94+ 100% - 2024 Heated Area: 1976 HX Base Yr 2019



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,551
TOTAL MARKET OB/XF VALUE		11,261
TOTAL LAND VALUE - MARKET		52,690
TOTAL MARKET VALUE		282,502
SOH/AGL Deduction		27,743
ASSESSED VALUE		254,759
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,348
TOTAL JUST VALUE		282,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C05384	CO		07/20/2023
MH23-05384	MH		04/25/2023
M962089	H/AC	0	02/01/1997
MH961595	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/1595	1/19/2026	QC	U	I	11	100
GRANTOR: AKEMON JAMES E II & G						
GRANTEE: AKEMON JAMES E II &						
1952/1285	12/04/2014	WD	U	I	38	30,000
GRANTOR: ADVANTA IRA SERVICES						
GRANTEE: AKEMON JAMES E II &						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

152915 CR 108, YULEE

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
1	0680	POLE SHED	ERR	100	36	24	864.00	SF	10.00	10.00	100	2024	2020	03	87	7,517	
2	1243	WD DECK F	ERR	100	26	20	520.00	SF	8.00	8.00	100	2024	2022	03	90	3,744	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E76 S26 W76 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,261

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	1.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	50,050							
2	009605	C	WETLANDS	100					2.64	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,640							

REVIEW DATE 04/08/2026 BY TWA Total Acres: 4.07 Total Land Value: 52,690 Market: 0 Agricultural: 0 Common: 52,690 PRINTED 07/09/2026 BY SYS