LOT 9 R672515
IN OR 2017/661
LITTLE ST MARYS EST #1 PB5/280

MCHONE JAMES & LYNDA
5559 MANFIELDS PL
JACKSONVILLE, FL 32207

2026

40-3N-25-1250-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

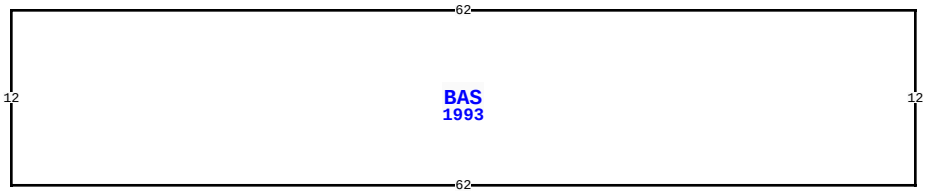
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100	1993	744	19,541
TOTALS	744			744	19,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	744	103.0000	87.55	65,137	1973	1973	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 744 HX Base Yr



152895 CR 108, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,541
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,780
TOTAL MARKET VALUE	66,321
SOH/AGL Deduction	10,206
ASSESSED VALUE	56,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,115
TOTAL JUST VALUE	66,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8515	MH MOVE-ON	8,000	04/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/0661	12/02/2015	WD	Q	I	01	30,000
GRANTOR: GALLAGHER PATRICK J						
GRANTEE: MCHONE JAMES & LYND						
1940/1975	10/07/2014	CT	U	I	18	20,000
GRANTOR: CLERK OF COURT						
GRANTEE: GALLAGHER PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S12 E62 N12$.

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	0	0006	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	35,000.00	35,000.00	44,100							
2	009605	C	WETLANDS	0					2.68	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,680							

REVIEW DATE 04/08/2026 BY TWA Total Acres: 3.94 Total Land Value: 46,780 Market: 0 Agricultural: 0 Common: 46,780 PRINTED 07/09/2026 BY SYS