

ELLIOTT BOBBI & CRAIG
PO BOX 15646
FERNANDINA BEACH, FL 32035

40-3N-25-1250-0010-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		05	AVERAGE 100		0820	02	864	111.2000	94.52	81,665	1985	1985	0	0	0	70.00	30.00	VALUATION BY		STANDARD															
Roof Structur		03	GABLE/HIP 100		1 M/H 93- 100% - 2026													Heated Area: 864		HX Base Yr 2026															
Roof Cover		12	MODULAR MT 100		24 36 36 24 BAS 2008														BUILDING MARKET VALUE		24,500														
Interior Wall		04	PLYWOOD 100																TOTAL MARKET OB/XF VALUE		0														
Interior Floo		14	CARPET 80																TOTAL LAND VALUE - MARKET		45,410														
Interior Floo		08	SHT VINYL 20																TOTAL MARKET VALUE		69,910														
Air Condition		01	NONE 100																SOH/AGL Deduction		0														
Heating Type		01	NONE 100																ASSESSED VALUE		69,910														
Bedrooms			3 100																TOTAL EXEMPTION VALUE		HX HB		44,910												
Bathrooms			1.5 100																BASE TAXABLE VALUE		25,000														
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE		69,910														
Stories		0	0 100																NCON VALUE		0														
Units		0	0 100		INCOME VALUE																														
					PREVIOUS YEAR MKT VALUE		140,958																												
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	864	100	2008	864	24,500																														
TOTALS		864			864	24,500																													
EXTRA FEATURES						152897 CR 108, YULEE																													
L N	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																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,700																		
2	009605	C	WETLANDS	100					2.71	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,710																		
REVIEW DATE		04/08/2026		BY	TWA		Total Acres: 3.93		Total Land Value: 45,410		Market: 0		Agricultural: 0		Common: 45,410		PRINTED 07/09/2026 BY SYS																		