

LOT 11
LITTLE ST MARYS EST 1 PB 5/280
{1991 MERI DW/MH}

FISHER DAVID J & LINDA J
152887 CR 108
YULEE, FL 32097

2026

40-3N-25-1250-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		14	CARPET 80		
Interior Floo		08	SHT VINYL 20		
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		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	1,104	100	2004	1,104	32,994
DCK	392	15	2024	59	1,763
FOP	156	30	2004	47	1,405

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,210	117.2000	99.62	120,540	1991	1991	0	0	0	70.00	30.00
1 M/H 93- 0% - 2023 Heated Area: 1104 HX Base Yr												
152887 CR 108, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/08/2026 MLU												

NASSAU COUNTY PROPERTY													PAGE 1 of 1	4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					36,162									
TOTAL MARKET OB/XF VALUE					0									
TOTAL LAND VALUE - MARKET					48,670									
TOTAL MARKET VALUE					84,832									
SOH/AGL Deduction					0									
ASSESSED VALUE					84,832									
TOTAL EXEMPTION VALUE					0									
BASE TAXABLE VALUE					84,832									
TOTAL JUST VALUE					84,832									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					147,735									
ALSO OWNS LOT 12														
1991 MERI: HMLCP24253976240(A/B)														
</														