IN OR 1567/1597
1988 WEST R497483 SWMH

SCOTT JAMES V
77154 DAWSON ROAD
YULEE, FL 32097

2026

41-3N-26-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

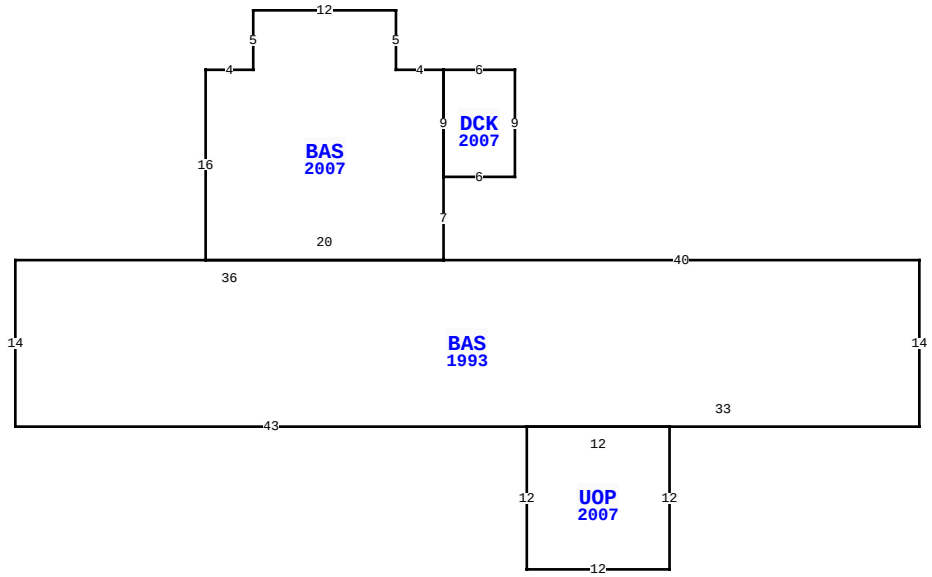
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	28,923
BAS	380	100	2007	380	10,330
DCK	54	15	2007	8	218
UOP	144	25	2007	36	979
TOTALS	1,642			1,488	40,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,488	106.6000	90.61	134,828	1988	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2009 Heated Area: 1444 HX Base Yr 2009



77154 DAWSON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,448
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		121,048
SOH/AGL Deduction		74,052
ASSESSED VALUE		46,996
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,996
TOTAL JUST VALUE		121,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1597	5/22/2008	WD	Q	I	01	25,000

GRANTOR: SOCTT WILLIE JAMES

GRANTEE: SCOTT JAMES V & PAU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2007] N7 DCK=[YR=2007] E6 N9 W6 S9$ N9 W4 N5 W12 S5 W4 S16 E20$ W36 S14 E43 UOP=[YR=2007] S12 E12 N12 W12$ E33 N14$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		PD -	E 0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS