

YULEE FARMS SUB 1 PB 2/37

YULEE, FL 32097

2026

42-2N-27-4500-0008-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur01FLAT 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 50

Interior Wall05DRYWALL 50

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme04DIST 01 100

Quality02Quality Level 02

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4052.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS784100199378416,822

USP3155019931583,390

TOTALS1,09994220,212

EXTRA FEATURES

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

08200294284.140071.5267,372197919790070.0030.00

M/H 93-100%-2003Heated Area: 784HX Base Yr 2003

56141445113599

BAS1993

USP1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/06/2026MLU

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20940SHEDS/PORT01008864.00SF30.0030.0010019801980320384

30940SHEDS/PORT01003624864.00SF30.0030.00100198019803205,184

LAND DESCRIPTIONTOTAL OB/XF5,568

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003RM110.00195.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTYPAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE20,212

TOTAL MARKET OB/XF VALUE5,568

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE90,780

SOH/AGL Deduction55,944

ASSESSED VALUE34,836

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE9,836

TOTAL JUST VALUE90,780

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE81,923

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSNCD SALE PRICE

1107/05241/14/2003WDUII2327,000

GRANTOR: DAVIS LARRY

GRANTEE: SMITH BONNIE POLK

0529/052310/09/1987PRUII26,000

GRANTOR: POLK JOHN LEE JR AS P

GRANTEE: DAVIS LARRY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E11 USP=[YR=1993] S9 E35 N9 W35 \$ E45 N14 \$.