

JACS RATLIFF LLC
1997 SADLER RD #15490
FERNANDINA BEACH, FL 32034

42-3N-28-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall CD26AL SIDING 100

Rooftype Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall04PLYWOOD 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame

Stories Units

BUD8 Adjustme

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4031.00

TOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,34410019931,34455,466FSP120601999722,972FSP2006019991204,952

TOTALS1,6641,53663,389

EXTRA FEATURES

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

10351 CARPORT MT001820360.00SF10.0010.0010019981998320720

LAND DESCRIPTIONTOTAL OB/XF720

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1000100 C RES00008RSF-10.000.000.50AC1.001.002.0090,000.00180,000.0090,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.50 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYBEYB

ECONFNCTNORM% COND

0820021,536115.600098.26150,9271976200000058.0042.00

M/H HX Base Yr

FSP BAS FSP

BLD DATEXF DATEINC DATE03/10/2008KKLGL DATELAND DATEAG DATE03/25/2026MLU

97590 CHESTER RIVER RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / I RSN CD SALE PRICE

2392/10489/10/2020TDQI0190,000

GRANTOR: GROVE NANCY ANN LIVIN

GRANTEE: JACS RATLIFF LLC

2045/18495/05/2016WDUI11100

GRANTOR: GROVE NANCY A

GRANTEE: NANCY ANN GROVE LIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1999] N10 W12 S10 E12\$ W36 S24 E25 FSP=[YR=1999] S 10 E20 N10 W20\$ E31 N24\$.