PT LOT 39
IN OR 2493/1534 PAR 1 &
ESMTS OR 471/127 & OR 630/47

DUNMAN DERRICK D & LORIBETH
85101 COMMERCIAL PARK DRIVE
YULEE, FL 32097

2026

42-3N-28-5080-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

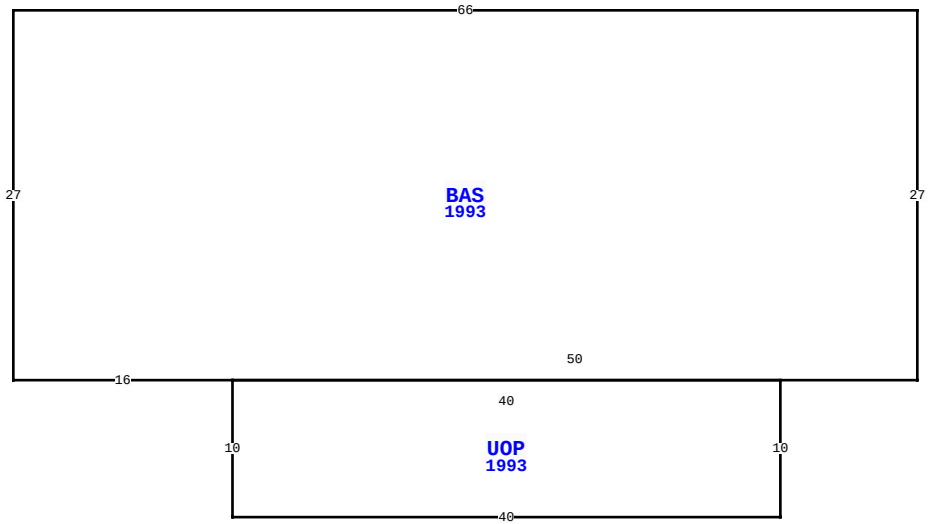
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	64,997
UOP	400	25	1993	100	3,647
TOTALS	2,182			1,882	68,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,882	143.0400	121.58	228,814	1985	1996	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1782 HX Base Yr



97033 PO FOLKS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	68,644
TOTAL MARKET OB/XF VALUE	5,873
TOTAL LAND VALUE - MARKET	144,000
TOTAL MARKET VALUE	218,517
SOH/AGL Deduction	40,158
ASSESSED VALUE	178,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,359
TOTAL JUST VALUE	218,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1801742	H/AC	0	02/01/2018
R11042	REPAIR/RRF	1,500	02/01/2008
B21093	GARAGE	22,638	02/01/2008
B20994	REPAIR/REMODEL	500,000	01/01/2008
B16687	SWIM POOL	30,000	10/31/2006
B16577	NEW CONSTR	262,156	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1534	8/27/2021	WD	U	I	11	100
GRANTOR: DUNMAR GROUP INC						
GRANTEE: DUNMAN DERRICK D &						
1642/1893	10/07/2009	WD	U	I	12	100
GRANTOR: DUNMAN DERRICK D & AM						
GRANTEE: DUNMAR GROUP INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E16UOP=[YR=1993] S10 E40 N10 W40 $ E50 N27 $.

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	2700	QUONSET LW	0	0	38	28	1,064.00	SF	12.00	12.00	100	2002	2002	3	46	5,873	

LAND DESCRIPTION

TOTAL OB/XF 5,873

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	0	0008	OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	90,000.00	90,000.00	144,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.60 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/09/2026 BY SYS