IN OR 1106/1680
1973 KING SW/MH KG601004

COOK LARRY R JR & ALISHA S
97107 LEE ROAD
YULEE, FL 32097

**2026**

**44-3N-28-0000-0001-0470**

## BUILDING CHARACTERISTICS

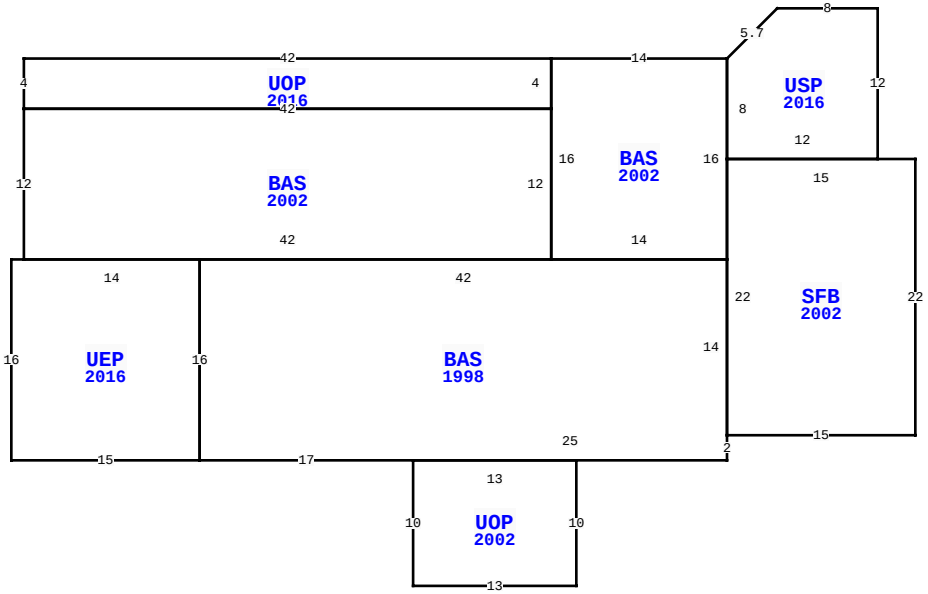
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 1.5 100 |
| 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 | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | 1998 | 672 | 19,192 |
| BAS | 224 | 100 | 2002 | 224 | 6,398 |
| BAS | 504 | 100 | 2002 | 504 | 14,394 |
| SFB | 330 | 80 | 2002 | 264 | 7,540 |
| UEP | 240 | 70 | 2016 | 168 | 4,798 |
| UOP | 130 | 25 | 2002 | 32 | 914 |
| UOP | 168 | 25 | 2016 | 42 | 1,199 |
| USP | 136 | 50 | 2016 | 68 | 1,942 |
| TOTALS | 2,404 | | | 1,974 | 56,378 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,974 | 112.0000 | 95.20 | 187,925 | 1973 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 2003 Heated Area: 1664 HX Base Yr 2003




97107 LEE RD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,378 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 90,000 |
| TOTAL MARKET VALUE | | 146,378 |
| SOH/AGL Deduction | | 74,154 |
| ASSESSED VALUE | | 72,224 |
| TOTAL EXEMPTION VALUE | HX HB | 47,224 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 146,378 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 138,061 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1106/1680 | 1/10/2003 | WD | Q | V | 06 | 100 |

GRANTOR: JONES HARRY SR & JIMM

GRANTEE: COOK LARRY JR & ALI

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2016] W8 D4 L4 BAS=[YR=2002] W14 UOP=[YR=2016] W42 S4 BAS=[YR=2002] S12 UEP=[YR=2016] W1 S16 E15 BAS=[YR=1998] E17 UOP=[YR=2002] S10 E13 N10 W13$ E25 N2 SFB=[YR=2002] E15 N22 W15 S22$ N14 W42 S16$ N16 W14$ E42 N12 W42$ E42 N4$ S16 E14 N16$ S8 E12 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0008 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS