PT SEC 50-3N-28E
IN OR 2547/522

MELHORN KAYLA D
96014 BRIGHTON PL
YULEE, FL 32097

2026

50-3N-28-0000-0016-0140

BUILDING CHARACTERISTICS

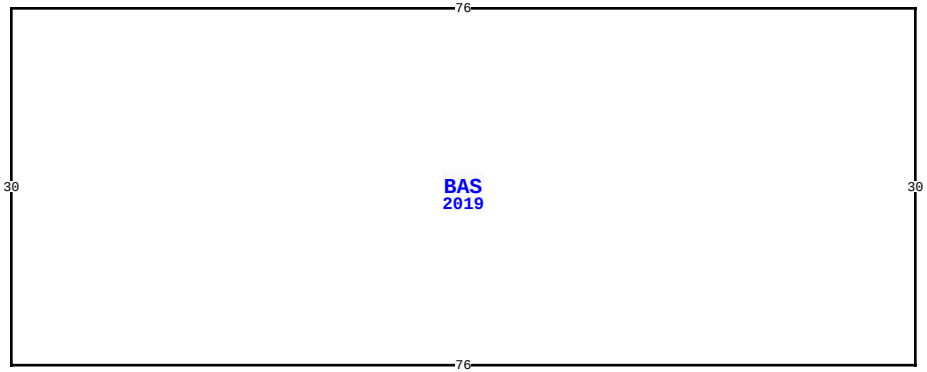
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	2,280	100	2019	2,280	152,033
TOTALS	2,280			2,280	152,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	82.3200	74.09	168,925	2019	2019	0	0	0	10.00	90.00

2 M/H 94+ 100% - 2023 Heated Area: 2280 HX Base Yr 2023



96014 BRIGHTON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,032
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		277,032
SOH/AGL Deduction		70,837
ASSESSED VALUE		206,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,784
TOTAL JUST VALUE		277,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
D1902058	DEMOLITION	4,500	03/01/2019
8524	CHNGE SRVC	100	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/0522	3/15/2022	WD	Q	I	02	210,000
GRANTOR: LEVY KATHERINE &						
GRANTEE: MELHORN KAYLA D						
2262/0070	3/06/2019	WD	U	I	11	100
GRANTOR: LEVY KATHERINE						
GRANTEE: LEVY KATHERINE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0008	RSF-	1180.00	150.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.62 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS