IN OR 1692/1919
EX 29-23 29-24 & 29-25

MANNING PATSY EARLENE
85533 CLAXTON ROAD
YULEE, FL 32097

2026

50-3N-28-0000-0029-0220

BUILDING CHARACTERISTICS

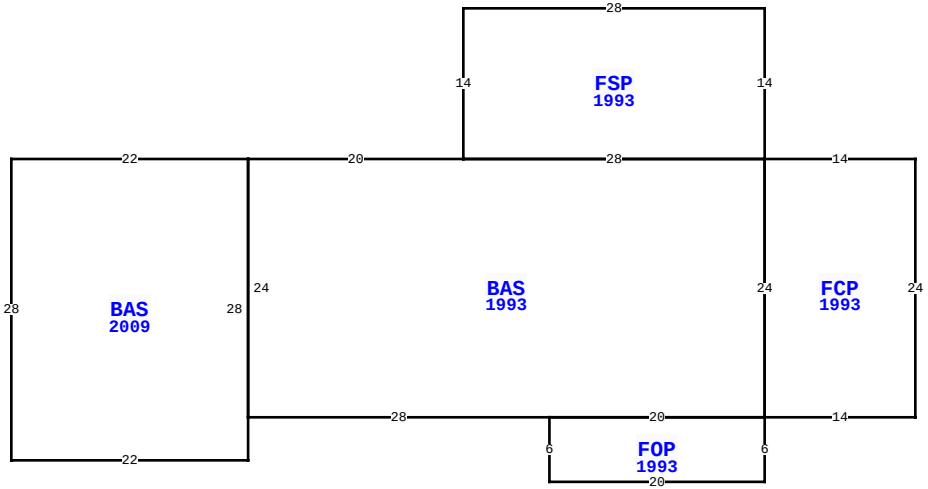
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,152	100	1993	1,152	35,369
BAS	616	100	2009	616	18,912
FCP	336	25	1993	84	2,579
FOP	120	30	1993	36	1,105
FSP	392	60	1993	235	7,215
TOTALS	2,616			2,123	65,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,123	120.4000	102.34	217,268	1970	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1768 HX Base Yr



96308 LANG RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

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	0300	BOAT DCK W	0	0	4	33	132.00	SF	40.00	40.00	100	1988	1988	3	44	2,323	
2	1242	WD DECK A	0	0	18	10	180.00	SF	10.00	10.00	100	2010	2010	3	35	630	
3	0940	SHEDS/PORT	0	0	15	14	210.00	SF	30.00	30.00	100	2010	2010	3	35	2,205	
4	0681	POLE SHED	0	0	17	15	255.00	SF	15.00	15.00	100	2010	2010	3	52	1,989	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	99,550
TOTAL MARKET OB/XF VALUE	7,147
TOTAL LAND VALUE - MARKET	381,300
TOTAL MARKET VALUE	487,997
SOH/AGL Deduction	0
ASSESSED VALUE	487,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,997
TOTAL JUST VALUE	487,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/1784	6/23/2025	QC	U	I	11	100
GRANTOR: MANNING JAMES FRANKLI						
GRANTEE: MANNING PATSY EARLE						
1692/1919	8/09/2010	WD	U	I	38	150,000
GRANTOR: AUSTIN CAROLLA						
GRANTEE: MANNING JAMES FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W14 FSP=[YR=1993] N14 W28 S14 BAS=[YR=1993] W20 BAS=[YR=2009] W22 S28 E22 N28 $ S24 E28 FOP=[YR=1993] S6 E20 N6 W20 $ E20 N24 W28 $ E28 $ S24 E14 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 7,147

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	000131	C	RES CREEK	0		RMH	123.00	420.00	123.00	FF		1.00	1.00	1.00	3,100.00	3,100.00	381,300							

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 381,300 Market: 0 Agricultural: 0 Common: 381,300 PRINTED 07/09/2026 BY SYS

IN OR 1692/1919
EX 29-23 29-24 & 29-25

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YULEE, FL 32097

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BUILDING CHARACTERISTICS

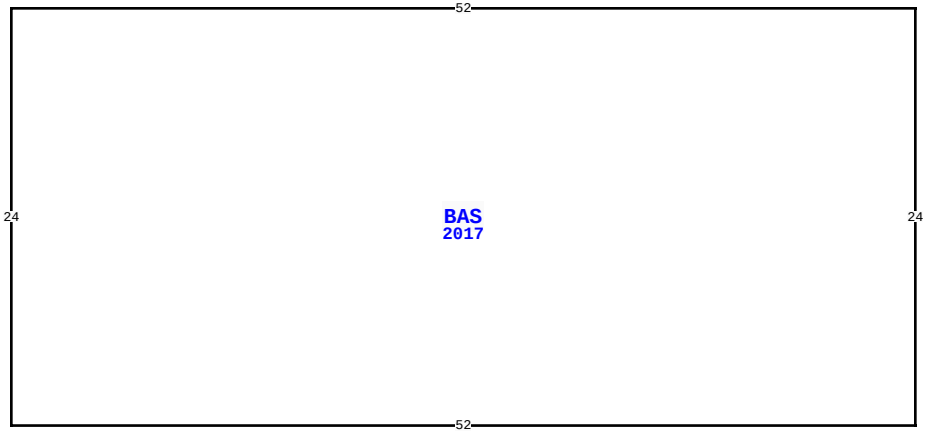
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,248	100	2017	1,248	34,370
TOTALS	1,248			1,248	34,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	108.0000	91.80	114,566	1987	1987	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1248 HX Base Yr



96308 LANG RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL LAND VALUE - MARKET	381,300
TOTAL MARKET VALUE	487,997
SOH/AGL Deduction	0
ASSESSED VALUE	487,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,997
TOTAL JUST VALUE	487,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: MANNING JAMES FRANKLI						
GRANTEE: MANNING PATSY EARLE						
1692/1919	8/09/2010	WD	U	I	38	150,000
GRANTOR: AUSTIN CAROLLA						
GRANTEE: MANNING JAMES FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W52 S24 E52 N24$.

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

REVIEW DATE 04/05/2024 BY KWA Total Acres: 0.00 Total Land Value: 381,300 Market: 0 Agricultural: 0 Common: 381,300 PRINTED 07/09/2026 BY SYS