PT WILLIAM G CHRISTOPHER
DONATION SEC 50-3N-28E IN
OR 1105/1156

CASTLE LINDA
96046 CONFEDERATE OAKS DR
YULEE, FL 32097

2026

50-3N-28-0000-0034-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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

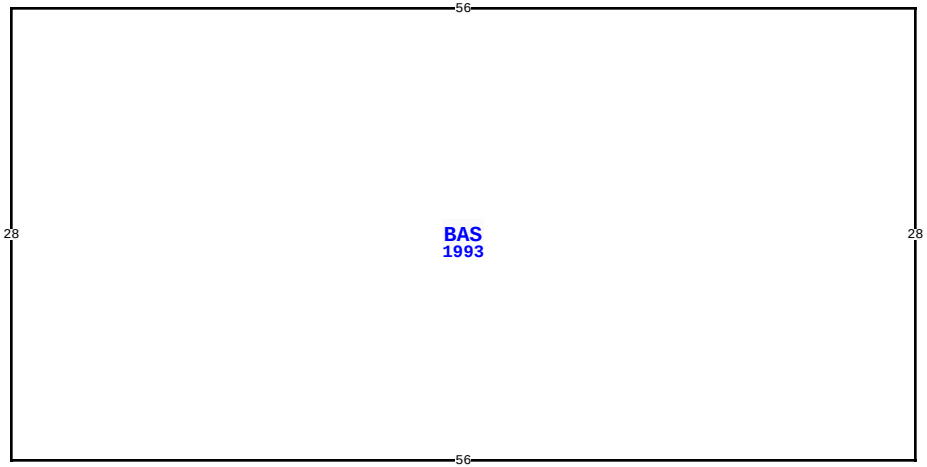
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	49,900
TOTALS	1,568			1,568	49,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	124.8000	106.08	166,333	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2007 Heated Area: 1568 HX Base Yr 2007



96046 CONFEDERATE OAKS DR, YULEE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 03/25/2026 MLU | 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	1243	WD DECK F	0	100	12	8	96.00	SF	8.00	8.00	100	1988	1988	3	20	154	
2	1243	WD DECK F	0	100	5	8	40.00	SF	8.00	8.00	100	1988	1988	3	20	64	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,900
TOTAL MARKET OB/XF VALUE		2,388
TOTAL LAND VALUE - MARKET		110,700
TOTAL MARKET VALUE		162,988
SOH/AGL Deduction		106,718
ASSESSED VALUE		56,270
TOTAL EXEMPTION VALUE	HX HB DX	36,270
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		162,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017761	CHNGE SRVC	0	02/01/2001
7344	MH MOVE-ON	27,000	06/21/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/1156	1/06/2003	WD	Q	I	05	38,000
GRANTOR: TATAROW FAMILY PARTNE						
GRANTEE: CASTLE LINDA						
1009/1510	9/27/2001	WD	Q	I	05	41,600
GRANTOR: TARLE ERNEST J & STEP						
GRANTEE: TATAROW FAMILY PART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E56 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,388

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		RMH	0.00	0.00	1.23	AC		1.00	1.00	1.00	90,000.00	90,000.00	110,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.23 Total Land Value: 110,700 Market: 0 Agricultural: 0 Common: 110,700 PRINTED 07/09/2026 BY SYS