IN OR 2425/305
ESMT PT OR 473/322
ESMT IN OR 474/691

FKCL INVESTMENTS INC
PO BOX 879
YULEE, FL 32041

2026

51-3N-27-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
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

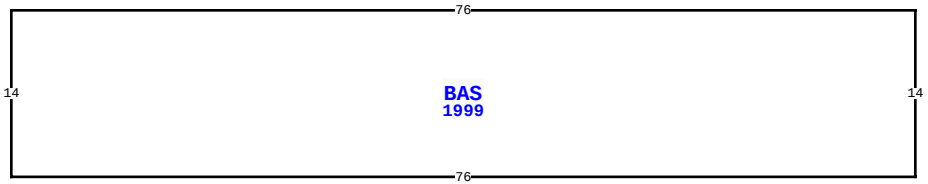
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1999	1,064	54,583
TOTALS	1,064			1,064	54,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	114.0000	102.60	109,166	1994	2004	0	0	0	50.00	50.00

2 M/H 94+ 0% - 0 Heated Area: 1064 HX Base Yr



86015 EZELL LN, 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	54,583
TOTAL MARKET OB/XF VALUE	102
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	144,685
SOH/AGL Deduction	39,851
ASSESSED VALUE	104,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,834
TOTAL JUST VALUE	144,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,715

SW/MH ID: GMHGA228939758 _ TITLE: 66452752 _ 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
951138	MH MOVE-ON	0	02/05/1996
94-367	MH MOVE-ON	23,000	02/01/1994
026	MH MOVE-ON	12,000	04/01/1993
8222	MH MOVE-ON	17,900	07/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0305	1/12/2021	WD	Q	I	01	48,000
GRANTOR: WILKINS RONALD C & MI						
GRANTEE: FKCL INVESTMENTS IN						
2087/0065	12/05/2016	QC	U	I	11	100
GRANTOR: WILKINS HELEN L						
GRANTEE: WILKINS RONALD C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E76 N14$.

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	0	8	8	64.00	SF	8.00	8.00	100	1997	1997	3	20	102	

LAND DESCRIPTION

TOTAL OB/XF 102

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 05/15/2024 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS