

IN OR 2842/1626
ESMTS OR 381/37
EX 1-23 1-25 & 1-28

TOWNSEND THOMAS MASON
86014 LEE PLANTATION DR
YULEE, FL 32097

2026

51-3N-27-0000-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		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	1,450	100	1993	1,450	43,335
FOP	32	30	1998	10	299
SFB	380	80	2003	304	9,085
UCP	558	20	1993	112	3,347
UCP	418	20	1998	84	2,510
UOP	49	25	1998	12	359
UOP	208	25	1998	52	1,554
UST	144	55	1993	79	2,361
TOTALS	3,239			2,103	62,850

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0681	POLE SHED	0	0	16	24	384.00	SF	15.00
3	0350	CARPORT WD	0	0	12	24	288.00	SF	13.00
4	0681	POLE SHED	0	0	12	16	192.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.59

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	2,103	117.2000	99.62	209,501	1984	1989	0	0	70.00	30.00	
1 M/H 93- 0% - 2025 Heated Area: 1754 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
86014 LEE PLANTATION DR, YULEE 03/25/2026 MLU												

TOTAL OB/XF												
3,730												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
62,850									
TOTAL MARKET OB/XF VALUE									
3,730									
TOTAL LAND VALUE - MARKET									
143,100									
TOTAL MARKET VALUE									
209,680									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
209,680									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
209,680									
TOTAL JUST VALUE									
209,680									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
198,130									
DW/MH/ID GDWGA438441228(A/B) _ 1984 MONT-HX __ R22									

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2842/1628	1/23/2026	PR	U	I	19	100
GRANTOR: JONES JOAN H AS PR OF						
GRANTEE: TOWNSEND THOMAS MAS						
2842/1626	1/23/2026	WD	Q	I	01	243,000
GRANTOR: JONES JOAN H						
GRANTEE: TOWNSEND THOMAS MAS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W22 UOP=[YR=1998] N7 W7 UCP=[YR=1998] N12 W22									
SFB=[YR=2003] W20 S19 BAS=[YR=1993] W13 S26 E16 UOP=[YR=1998]									
S10 E4 S6 E8 N6 E4 N10 FOP=[YR=1998] N2 W16 S2 E16\$ W16\$ N2									
E16 S2 E25 UCP=[YR=1993] E27 N20 W24 N6 W3S26\$ N26 W44\$ E20									
N19\$ S19 E22 N7\$ S7 E7\$ W2 S6 E24 N6\$.									