PT OR 1492/133 R498009

BLAKE CHRIS & RHONDA
97289 PIRATES POINT ROAD
YULEE, FL 32097

2026

51-3N-27-0000-0053-0020

BUILDING CHARACTERISTICS

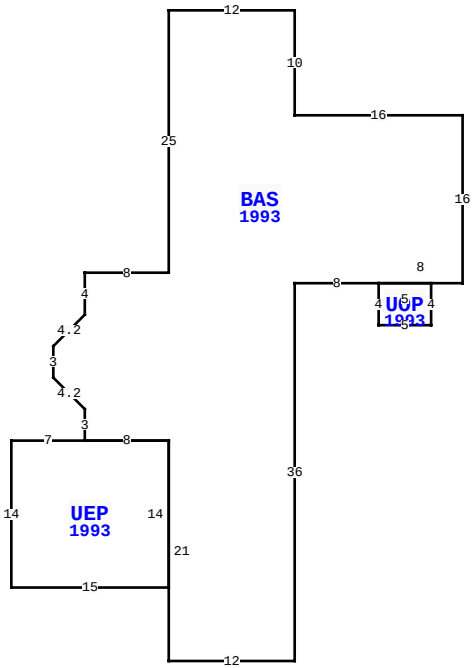
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,146	100	1993	1,146	47,786
UEP	210	70	1993	147	6,129
UOP	20	25	1993	5	208
TOTALS	1,376			1,298	54,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,298	116.8000	99.28	128,865	1971	2000	0	0	0	58.00	42.00

1 M/H 93- 0% - 0 Heated Area: 1146 HX Base Yr



86001 WAYLON ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	54,123
TOTAL MARKET OB/XF VALUE	6,120
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	150,243
SOH/AGL Deduction	73,120
ASSESSED VALUE	77,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,123
TOTAL JUST VALUE	150,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,123

71 ECHO R498009 (WITH ADDITION)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0210482	NEW CONSTR	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/0133	4/12/2007	WD	Q	I		70,000
GRANTOR: TURNER ROBERT G						
GRANTEE: BLAKE CHRIS & RHOND						
0681/0643	5/21/1993	QC	Q	I	01	100
GRANTOR: TURNER & MCCARTHY						
GRANTEE: TURNER & MCCARTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N10 W12 S25 W8 S4 L3 D3 S3 R3 D3 S3
UEP=[YR=1993] W7 S14 E15 N14 W8 $ E8 S21 E12 N36
E8UOP=[YR=1993] S4 E5 N4 W5 $ E8 N16 $.

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	0203	BARN MTL 0	0	0	33	40	1,320.00	SF	18.00	18.00	100	1973	1973	3	20	4,752	
2	0681	POLE SHED	0	0	8	9	72.00	SF	15.00	15.00	100	1973	1973	3	20	216	
3	0681	POLE SHED	0	0	16	24	384.00	SF	15.00	15.00	100	1973	1973	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 6,120

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 03/21/2024 BY KWA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS