

TRACT 77
IN OR 2025/1958
MH/ID N17412A & N17412B

DUMAS DONNA L/E/
86352 JEAN ROAD
YULEE, FL 32097

2026

51-3N-27-4881-0077-0000



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 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
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4040.00	

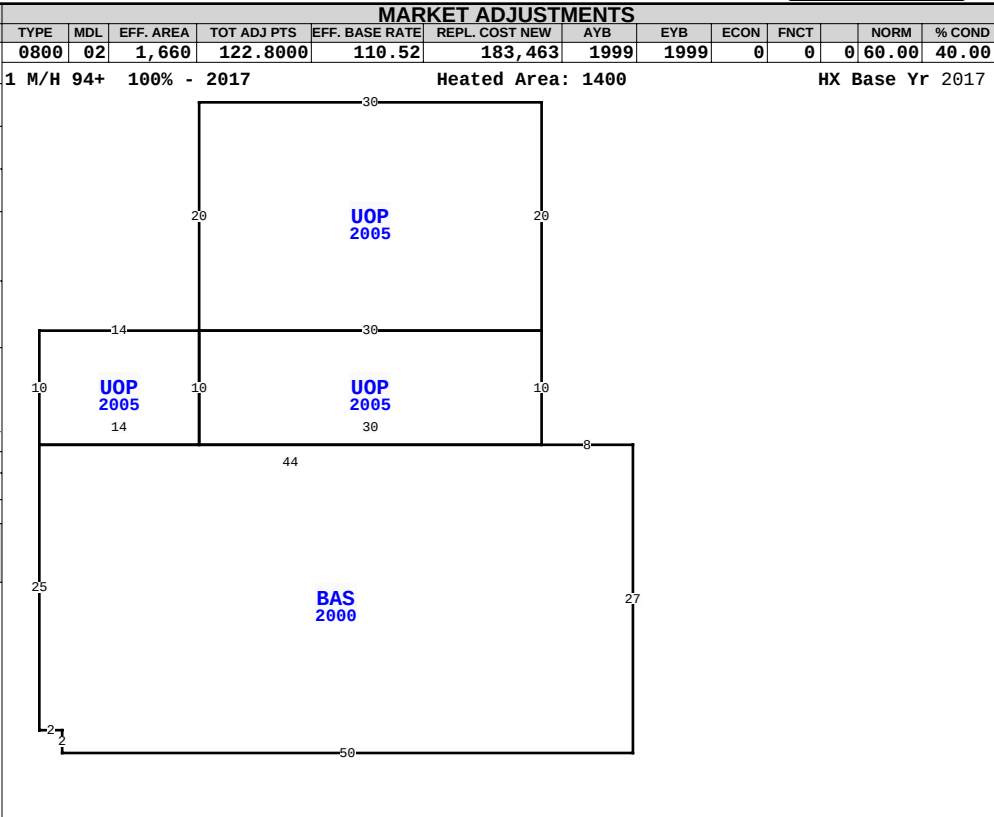
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2000	1,400	61,891
UOP	140	25	2005	35	1,547
UOP	300	25	2005	75	3,316
UOP	600	25	2005	150	6,631
TOTALS	2,440			1,660	73,385

EXTRA FEATURES

L N	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	1242	WD DECK A	0 100	30	10	300.00	SF	10.00	10.00	100	1985	1985	3	20	600	
2	1242	WD DECK A	0 100	10	2	20.00	SF	10.00	10.00	100	1985	1985	3	20	40	
3	0940	SHEDS/PORT	0 100	20	15	300.00	SF	30.00	30.00	100	2000	2000	3	20	1,800	

LAND DESCRIPTION			TOTAL OB/XF 2,440													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0003	RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00

REVIEW DATE 01/01/2023 BY CD



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF 2,440																
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Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		73,385	
TOTAL MARKET OB/XF VALUE		2,440	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		160,825	
SOH/AGL Deduction		77,846	
ASSESSED VALUE		82,979	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		31,568	
TOTAL JUST VALUE		160,825	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970718	REPAIR/RRF	0	01/07/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2025/1958	1/27/2016	PR U	I	I	19	100	
GRANTOR: COFFEY CYNTHIA E P/R							
GRANTEE: DUMAS DONNA L/E							
1292/1208	2/03/2005	WD Q	I			96,500	
GRANTOR: MINTON JAMES T & HELE							
GRANTEE: BAKER FREDDIE RAE &							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2000] W8 UOP=[YR=2005] N10 UOP=[YR=2005] N20 W30 S20
E30\$ W30 UOP=[YR=2005] W14 S10 E14 N10\$ S10 E30\$ W44 S25 E2
S2 E50 N27\$.