TRACT 98
YULEE HILLS PB 4/31

LINVILLE CRYSTAL N & DESTINY R BASS
86060 MELISSA RD
YULEE, FL 32097

2026

51-3N-27-4881-0098-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

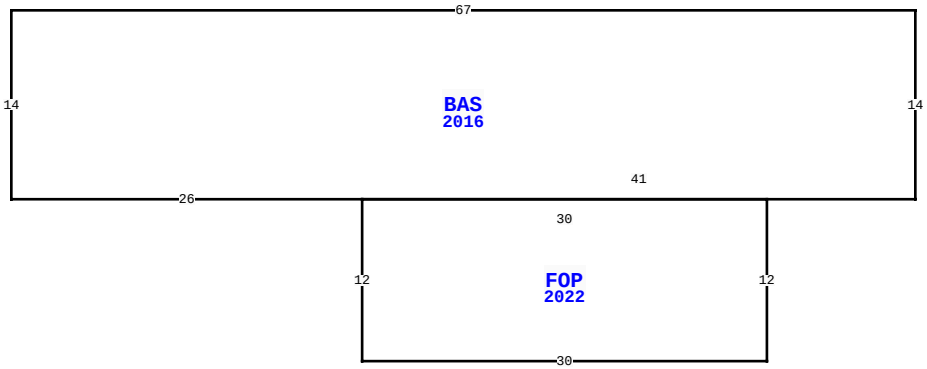
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4040.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2016	938	22,723
FOP	360	30	2022	108	2,616
TOTALS	1,298			1,046	25,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,046	95.0000	80.75	84,464	1986	1991	0	0	0	70.00	30.00

2 M/H 93- 100% - 2025 Heated Area: 938 HX Base Yr 2025



86060 MELISSA RD, YULEE

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,339
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		110,339
SOH/AGL Deduction		0
ASSESSED VALUE		110,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,928
TOTAL JUST VALUE		110,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165706	CO ISSUED	0	03/01/2016
MH165706	MH MOVE-ON	0	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2754/1199	12/06/2024	QC	U	I	11	100
GRANTOR: LINVILLE ROGER LEE &						
GRANTEE: LINVILLE CRYSTAL N						
2394/0844	9/17/2020	QC	U	I	11	47,500
GRANTOR: TURNER JACK LAWTON						
GRANTEE: LINVILLE ROGER LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W67 S14 E26 FOP=[YR=2022] S12 E30 N12 W30$ E41 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS