IN OR 1902/1516
R434307 & R434308

MAYHAN SHANNON M
86015 RON NELSON LN
YULEE, FL 32097

2026

52-3N-27-0000-0002-0360

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

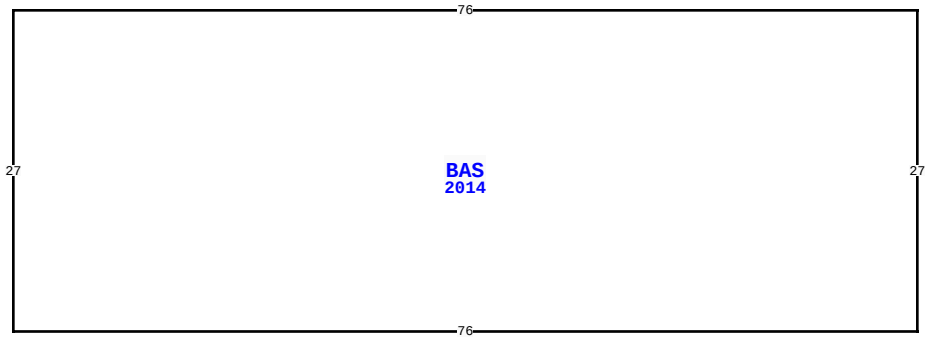
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2014	2,052	165,530
TOTALS	2,052			2,052	165,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.0400	115.24	236,472	2014	2014	0	0	0	30.00	70.00

2 M/H 94+ 0% - 0 Heated Area: 2052 HX Base Yr



86015 RON NELSON LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,530
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	105,300
TOTAL MARKET VALUE	272,150
SOH/AGL Deduction	26,191
ASSESSED VALUE	245,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,959
TOTAL JUST VALUE	272,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,680

DW/MH VIN: FLE260GA1461079(A/B) _ TITLE: 114528311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145533	MH MOVE-ON	0	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1902/1516	2/12/2014	TD	U	I	11	100
GRANTOR: MAYHAN SHANNON M TRUS						
GRANTEE: MAYHAN SHANNON M						
1446/1831	9/22/2006	QC	Q	I	01	100
GRANTOR: SWARTZ SUSAN P						
GRANTEE: SWARTZ CARL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W76 S27 E76 N27$.

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	1242	WD DECK A	0	0	20	12	240.00	SF	10.00	10.00	100	2014	2014	3	55	1,320	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	1.17	AC		1.00	1.00	1.00	90,000.00	90,000.00	105,300							

REVIEW DATE 04/15/2024 BY KWA Total Acres: 1.17 Total Land Value: 105,300 Market: 0 Agricultural: 0 Common: 105,300 PRINTED 07/09/2026 BY SYS