LOT 7
IN OR 1207/287
R498235 & R498236

SMITH YANCY B
85145 EADY LANE
YULEE, FL 32097

2023

42-2N-27-430C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

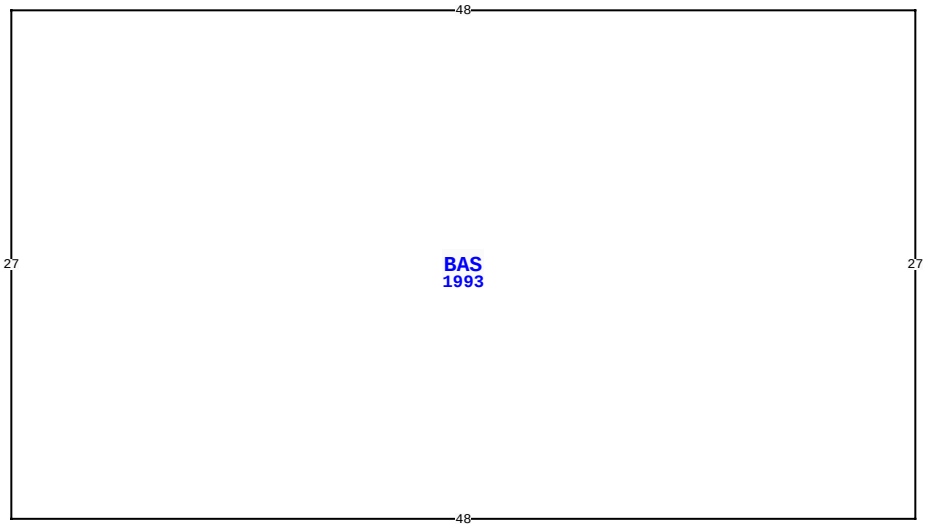
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	31,236
TOTALS	1,296		1,296	31,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	123.6000	80.34	104,121	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1296 HX Base Yr 1996



85145 EADY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		31,236
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		84,116
SOH/AGL Deduction		40,452
ASSESSED VALUE		43,664
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		13,664
TOTAL JUST VALUE		84,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8829	MH MOVE-ON	27,000	03/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0287	2/09/2004	QC	U	I	01	100
GRANTOR: SMITH YANCY B & STEPH						
GRANTEE: SMITH YANCY B						
0736/0161	8/09/1995	WD	Q	I		45,000
GRANTOR: FAY JOSEPH & BEATRICE						
GRANTEE: SMITH YANCY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 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	0351	CARPORT MT	0	100	22	24	576.00	SF	10.00	10.00	100	2010	2010	3	50	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	000102	C	SFR/MH	100		RMH	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2022 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS