

LOT 12
IN OR 1149/1546
R567929 & R567930

LOYD BETTY ANDING
85227 EADY LANE
YULEE, FL 32097

2023

42-2N-27-430C-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0820	02	1,523	123.6000	80.34	122,358	1992	1997	0	0	58.00	42.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2001													Heated Area: 1296										HX Base Yr 2001									
Roof Cover	12	MODULAR MT 100	20 23 23 27 27 48 48 20 4 4 20 20 UGR 1993 BAS 1993 UOP 1993																																
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	43,731																															
UGR	460	45	207	6,985																															
UOP	80	25	20	675																															
TOTALS			1,836	1,523	51,390																														
EXTRA FEATURES			85227 EADY LN, YULEE																																
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	0751	UOP	0 100	20	10	200.00	SF	10.00	10.00	100	2013	2013	3	75	1,500																				
2	0810	CONCRETE A	0 100	3	24	72.00	SF	6.50	6.50	100	1994	1994	3	70	328																				
LAND DESCRIPTION			TOTAL OB/XF 1,828																																
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	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																																			