BLOCK 5 LOT 21
WILSON NECK LANDING 2 PB 4/72

HOLBERT CAROLYN T/HOLBERT BRUCE RAY
85111 DELEENE ROAD
YULEE, FL 32097

2024

43-2N-27-4648-0005-0210

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

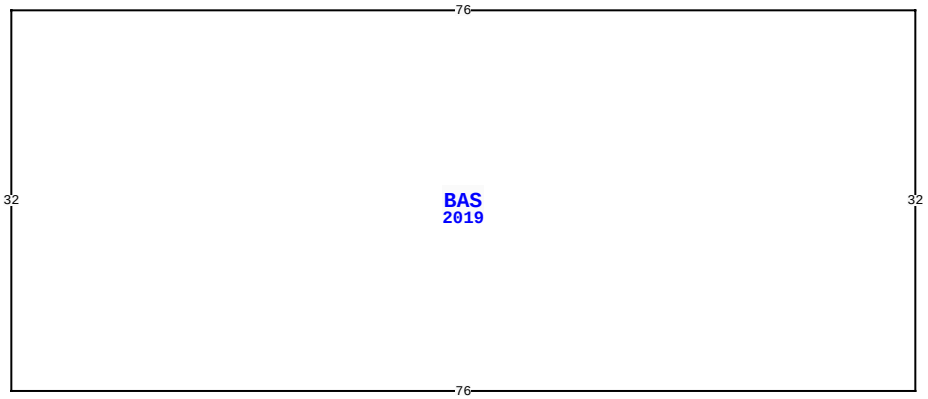
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100	2,432	199,619
TOTALS	2,432		2,432	199,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,432	115.2000	86.40	210,125	2019	2019	0	0	0	5.00	95.00

3 M/H 94+ – 100% - 2023 Heated Area: 2432 HX Base Yr 2023



85111 DELEENE RD, YULEE

BLD DATE	11/06/2019	KKA	LGL DATE		
XF DATE	11/06/2019	KKA	LAND DATE	11/06/2019	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		199,619
TOTAL MARKET OB/XF VALUE		8,053
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		287,672
SOH/AGL Deduction		710
ASSESSED VALUE		286,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,962
TOTAL JUST VALUE		287,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000136	MH MOVE-ON	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/1772	6/03/2022	WD	Q	I	01	306,000
GRANTOR: HILL DAVID JAMES & ST						
GRANTEE: HOLBERT CAROLYN T &						
2236/1089	10/25/2018	WD	U	I	11	100
GRANTOR: KATO JOHN HERBERT & A						
GRANTEE: HILL DAVID J & STEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S32 E76 N32$.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	20.10	20.10	100	1988	1988	3	20	1,158	
2	0350	CARPORT WD	0	100	14	12	168.00	SF	13.00	13.00	100	1989	1989	3	20	437	
3	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	1989	1989	3	57	1,778	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2017	2017	3	78	4,680	

LAND DESCRIPTION

TOTAL OB/XF 8,053

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/06/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS