



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	01	FLAT 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Air Condition	01	NONE 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Quality	03	Quality Level 03			
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	684	100	1993	684	13,790
TOTALS	684			684	13,790

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	684	84.0000	67.20	45,965	1968	1968	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 684 HX Base Yr												
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 1993</div> </div>												
<div style="display: flex; justify-content: space-between;"> 12 57 12 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div>												
<div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div>												
<div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												
85093 ASTOR LN, YULEE 05/08/2025 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			13,790
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			143,820
TOTAL MARKET VALUE			157,610
SOH/AGL Deduction			3,713
ASSESSED VALUE			153,897
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,897
TOTAL JUST VALUE			157,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25299	ELEC OTHER	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0044	5/26/2022	WD	Q	I	01	150,000
GRANTOR: TAYLOR JAMES L						
GRANTEE: HOIST HOLDINGS LLC						
2267/1910	4/10/2019	QC	U	I	11	100
GRANTOR: TAYLOR JAMES L & MARG						
GRANTEE: TAYLOR JAMES L						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W57 S12 E57 N12S.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	1.88	AC		1.00	1.00	0.90	85,000.00	76,500.00	143,820								