LOT 4 2005 SKYO DW/MH
IN OR 1980/793
CLAXTON ACRES PB 5/257

KEEN JOYCE P
85073 EADY LN
YULEE, FL 32097

2025

42-2N-27-430C-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

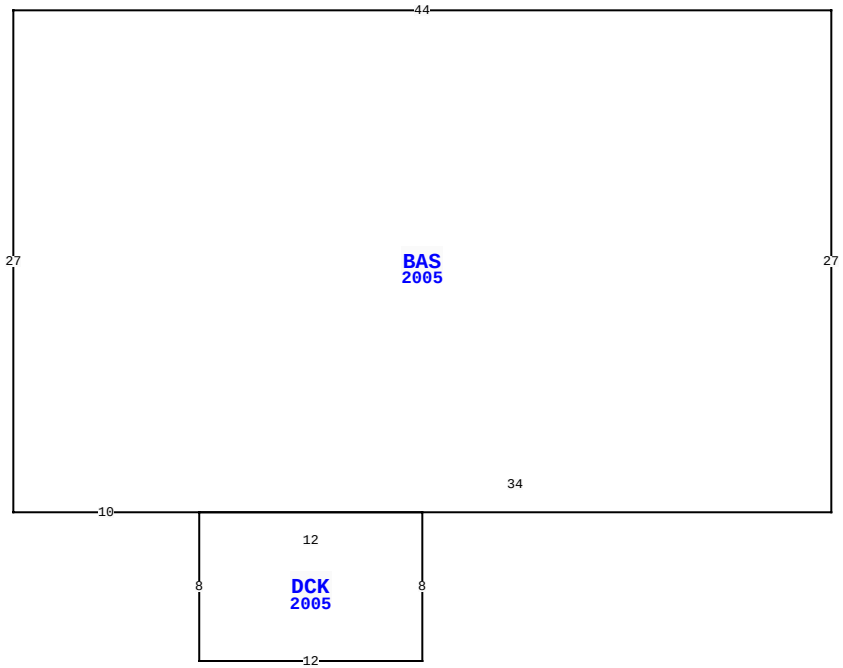
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2005	1,188	103,510
DCK	96	15	2005	14	1,220
TOTALS	1,284			1,202	104,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,202	160.1600	136.14	163,640	2005	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2016 Heated Area: 1188 HX Base Yr 2016



85073 EADY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		104,730
TOTAL MARKET OB/XF VALUE		6,708
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		171,438
SOH/AGL Deduction		80,817
ASSESSED VALUE		90,621
TOTAL EXEMPTION VALUE	HX HB SX	90,621
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		171,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4586	MH MOVE-ON	0	04/01/2005
P09391	OTHER	0	04/01/2005
B15017	FOUNDATION	1,950	04/01/2005
E14876	ELEC OTHER	0	04/01/2005
M09663	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/0793	5/13/2015	WD	Q	I	02	85,000
GRANTOR: COMPANION ROBERT P &						
GRANTEE: KEEN JOYCE P						
1963/0083	2/17/2015	FJ	U	I	11	0
GRANTOR: MORRIS ANNA C EST						
GRANTEE: COMPANION ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W44 S27 E10 DCK=[YR=2005] S8 E12 N8 W12$ E34 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	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2016	2016	3	95	408	
2	0940	SHEDS/PORT	0	100	18	10	180.00	SF	30.00	30.00	100	2016	2016	3	70	3,780	
3	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2016	2016	3	70	2,520	

LAND DESCRIPTION

TOTAL OB/XF 6,708

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/11/2022 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS