LOT 10 1986 GREE DW/MH
IN OR 735 PG 1493
CLAXTON ACRES PB 5/257

POOLE GARY J & CONNIE F
85207 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0010-0000

BUILDING CHARACTERISTICS

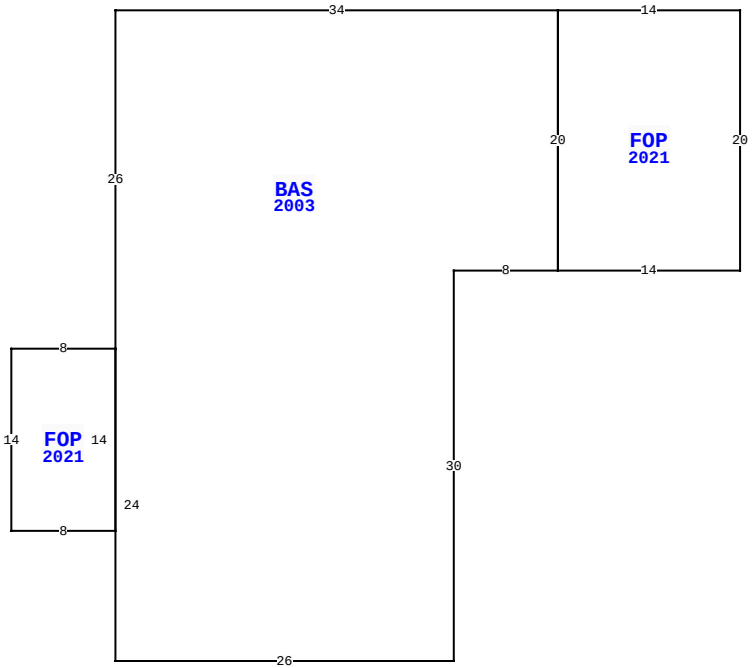
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	2003	1,460	43,169
FOP	112	30	2021	34	1,005
FOP	280	30	2021	84	2,484
TOTALS	1,852			1,578	46,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,578	123.2000	98.56	155,528	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1460 HX Base Yr 2004



85207 EADY LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		46,658
TOTAL MARKET OB/XF VALUE		22,846
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		129,504
SOH/AGL Deduction		79,066
ASSESSED VALUE		50,438
TOTAL EXEMPTION VALUE	HX HB	25,438
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311720	ADDITION	12,672	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0735/1493	8/04/1995	WD	Q	I		15,000
GRANTOR: LAWHON & SHEFFIELD						
GRANTEE: POOLE GARY & CONNIE						
0729/0844	5/11/1995	WD	Q	V	05	8,100
GRANTOR: MILLER GLORIA E						
GRANTEE: LAWHON KARL & J SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 S26 FOP=[YR=2021] W8 S14 E8 N14$ S24 E26 N30 E8 FOP=[YR=2021] E14 N20 W14 S20$ N20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1990	1990	3	20	1,920	
3	0350	CARPORT WD	0	100	16	10	160.00	SF	13.00	13.00	100	1998	1998	3	20	416	
4	0681	POLE SHED	0	100	0	0	2,200.00	SF	15.00	15.00	100	2010	2010	3	56	18,480	

LAND DESCRIPTION

TOTAL OB/XF 22,846

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