LOT 12
IN OR 1149/1546
R567929 & R567930

LOYD BETTY ANDING
85227 EADY LANE
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

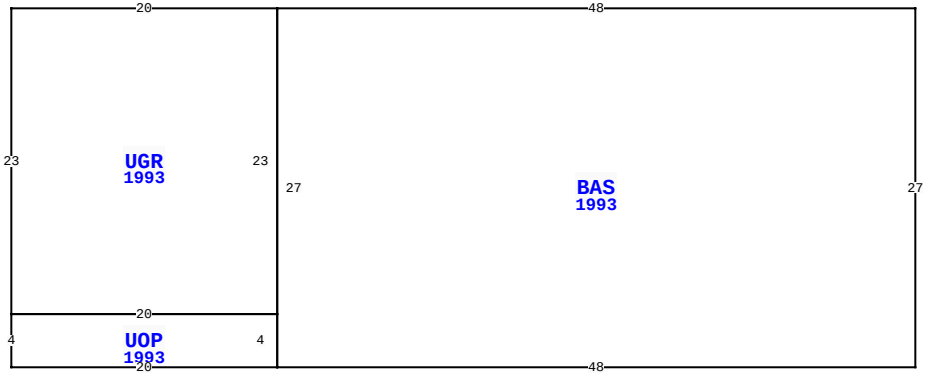
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	44,852
UGR	460	45	1993	207	7,164
UOP	80	25	1993	20	692
TOTALS	1,836			1,523	52,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,523	123.6000	98.88	150,594	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 2001 Heated Area: 1296 HX Base Yr 2001



85227 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		52,708
TOTAL MARKET OB/XF VALUE		1,669
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		114,377
SOH/AGL Deduction		67,328
ASSESSED VALUE		47,049
TOTAL EXEMPTION VALUE	HX HB WX SX	47,049
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8217	GARAGE	15,000	07/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/1546	7/01/2003	WD	U	I	07	100
GRANTOR: LOYD ALFRED R & BETTY						
GRANTEE: LOYD ALFRED R & BET						
0976/0470	3/15/2001	QC	U	I	07	100
GRANTOR: LOYD ALFRED R & BETTY						
GRANTEE: LOYD ALFRED R & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UGR=[YR=1993] W20 S23 UOP=[YR=1993] S4 E20N4 W20$ E20 N23$ S27 E48 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	0751	UOP	0	100	20	10	200.00	SF	10.00	10.00	100	2013	2013	3	68	1,360	
2	0810	CONCRETE A	0	100	3	24	72.00	SF	6.50	6.50	100	1994	1994	3	66	309	

LAND DESCRIPTION

TOTAL OB/XF 1,669

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