LOT 14 R621859 & R621860
IN OR 1153/396
CLAXTON ACRES PB 5/257

MILLER PAMELA J
85237 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

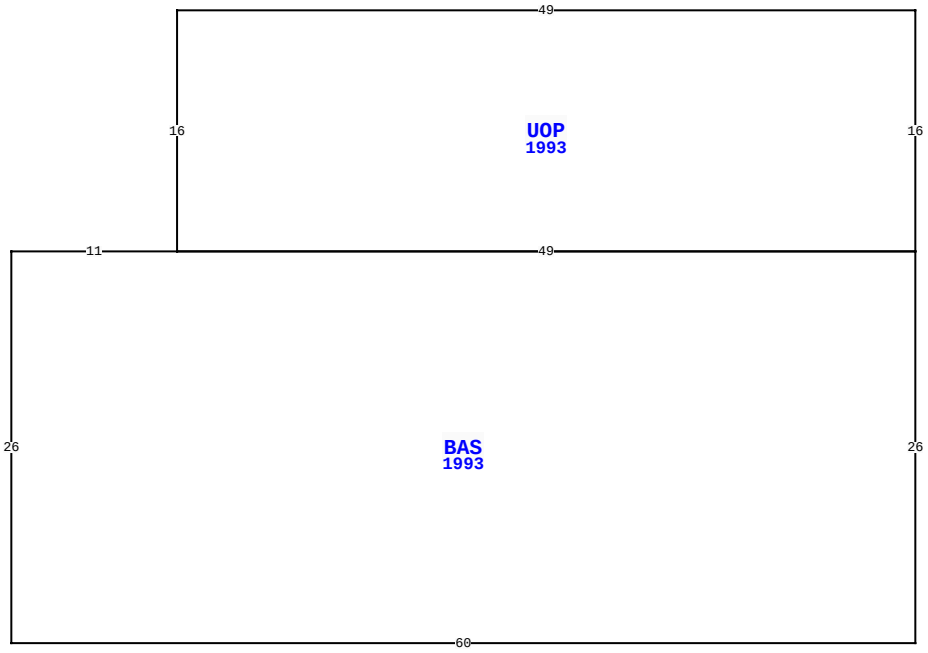
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	43,880
UOP	784	25	1993	196	5,513
TOTALS	2,344			1,756	49,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,756	117.2000	93.76	164,643	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2004 Heated Area: 1560 HX Base Yr 2004



85237 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		49,393
TOTAL MARKET OB/XF VALUE		128
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		109,521
SOH/AGL Deduction		58,093
ASSESSED VALUE		51,428
TOTAL EXEMPTION VALUE	HX HB	26,428
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-011	MH MOVE-ON	33,000	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0396	7/14/2003	WD	Q	I		82,500
GRANTOR: SWEATT ANDREW PAUL						
GRANTEE: MILLER PAMELA J						
0969/1660	2/07/2001	WD	U	I	07	100
GRANTOR: COLLINS MARK A & SHAR						
GRANTEE: SWEATT ANDREW PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W49 S16 BAS=[YR=1993] W11 S26 E60 N26 W49 $
E49 N16 $.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS