LOT 30
CLAXTON ACRES PB 5/257

KEMP DANIEL JR/LEWIS CYNTHIA
85184 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0030-0000

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

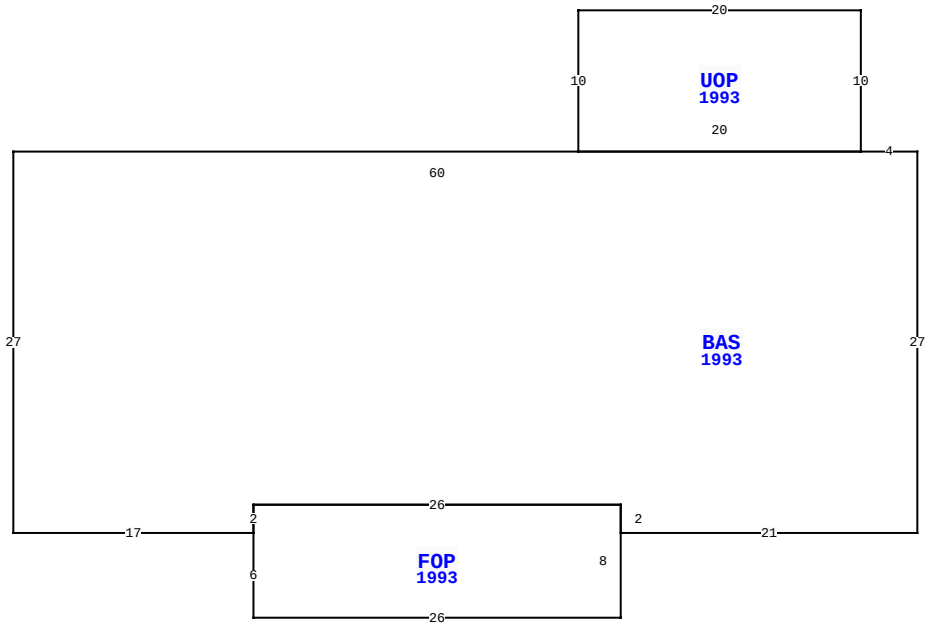
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1993	1,676	47,143
FOP	208	30	1993	62	1,744
UOP	200	25	1993	50	1,406
TOTALS	2,084			1,788	50,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,788	117.2000	93.76	167,643	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1676 HX Base Yr



85202 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	50,293
TOTAL MARKET OB/XF VALUE	16,073
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	126,366
SOH/AGL Deduction	0
ASSESSED VALUE	126,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,366
TOTAL JUST VALUE	126,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7208	GARAGE	10,608	05/06/1991
6702	TEMP POLE	0	05/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/1870	5/28/2024	FJ	U	I	11	0
GRANTOR: KEMP MARY E EST						
GRANTEE: KEMP DANIEL JR						
0592/0546	3/09/1990	WD	Q	V		12,500
GRANTOR: LAWHON K & SHEFFIELD						
GRANTEE: KEMP DANIEL SR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N10 W20 S10 E20$ W60 S27 E17
FOP=[YR=1993] S6 E26 N8 W26 S2$ N2 E26 S2 E21 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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	20.10	20.10	100	1990	1990	3	20	1,158	
2	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	100	1991	1991	3	59.5	14,851	
3	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1993	1993	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 16,073

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	0		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