LOT 31 2004 SKYO DW/MH
IN OR 1285/1926
CLAXTON ACRES PB 5/257

KEMP DANIEL JR & MERLE M
85184 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0031-0000

BUILDING CHARACTERISTICS

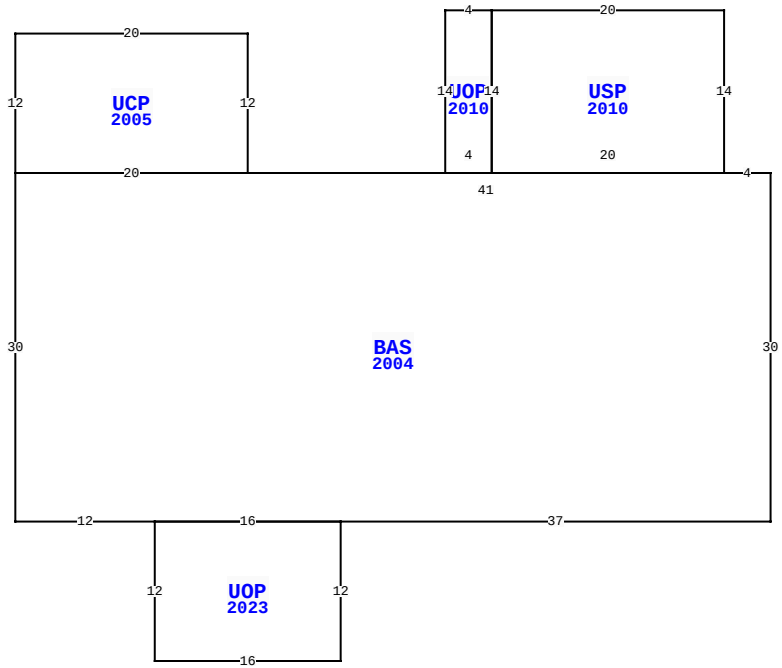
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,950	100	2004	1,950	101,015
UCP	240	20	2005	48	2,487
UOP	56	25	2010	14	725
UOP	192	25	2023	48	2,487
USP	280	50	2010	140	7,252
TOTALS	2,718			2,200	113,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,200	117.2000	99.62	219,164	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2005 Heated Area: 1950 HX Base Yr 2005



85184 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		113,965
TOTAL MARKET OB/XF VALUE		10,652
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		184,617
SOH/AGL Deduction		73,106
ASSESSED VALUE		111,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,789
TOTAL JUST VALUE		184,617
NCON VALUE		2,439
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23672	XFOB	5,247	06/01/2010
B0515374	XFOB	3,600	06/01/2005
B0515375	GARAGE	19,140	06/01/2005
MH044355	MH MOVE-ON	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/1926	1/06/2005	WD	Q	V	01	100
GRANTOR: KEMP DANIEL JR &						
GRANTEE: KEMP DANIEL JR & ME						
0907/1720	11/12/1999	WD	U	V	07	100
GRANTOR: WILLIAMS RALPH E & GL						
GRANTEE: KEMP DANIEL JR & DA						

BUILDING NOTES

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	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2005	2005	3	84	349	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2005	2005	3	36	7,258	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W4 W41 W20 S30 E12 E16 E37 N30 $
USP=[YR=2010;ORIG=-4,0] N14 W20 S14 E20 $
UCP=[YR=2005;ORIG=-45,0] N12 W20 S12 E20 $
UOP=[YR=2023;ORIG=-37,30] W16 S12 E16 N12 $
UOP=[YR=2010;ORIG=-24,-14] W4 S14 E4 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,652

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	0006	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