LOT 36
IN OR 2235/411
1992 MERT DW/MH

ROBERTS VIRGINIA L LIV TRUST/ROBERTS DUANE TRUSTEE
85080 EADY LN
YULEE, FL 32097

2025

42-2N-27-430C-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

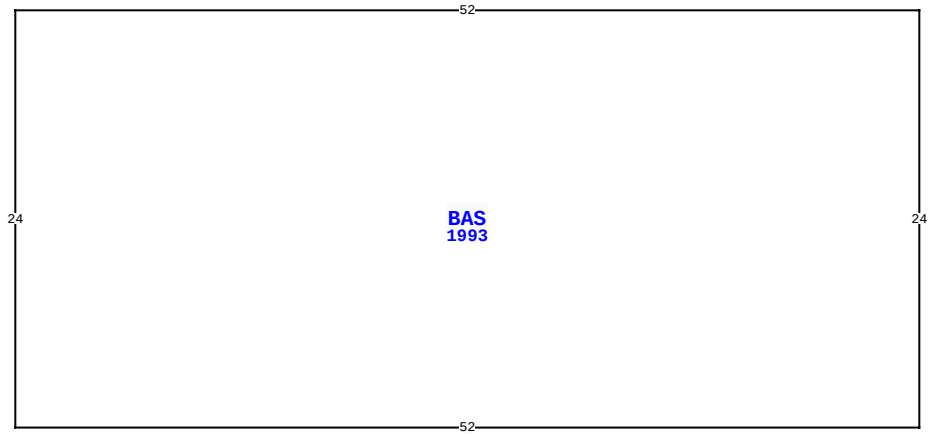
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	37,021
TOTALS	1,248			1,248	37,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	123.6000	98.88	123,402	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1248 HX Base Yr 1998



85080 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		37,021
TOTAL MARKET OB/XF VALUE		9,386
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		106,407
SOH/AGL Deduction		58,581
ASSESSED VALUE		47,826
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,826
TOTAL JUST VALUE		106,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002450	REPAIR/RRF	6,400	04/01/2000
8705	MH MOVE-ON	30,000	10/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0411	11/06/2018	QC	U	I	11	100
GRANTOR: ROBERTS VIRGINIA L						
GRANTEE: ROBERTS VIRGINIA L						
0803/0866	8/18/1997	WD	U	I	07	100
GRANTOR: GORE C BROOKS & ELOIS						
GRANTEE: ROBERTS NEIL R & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24 $.

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	12	4	48.00	SF	10.00	10.00	100	1991	1991	3	20	96	
2	1243	WD DECK F	0	100	3	4	12.00	SF	8.00	8.00	100	1991	1991	3	20	19	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1997	1997	3	20	1,728	
4	0812	CONCRETE C	0	100	0	0	2,344.00	SF	4.00	4.00	100	1997	1997	3	72	6,751	
5	0754	FOP	0	100	22	12	264.00	SF	15.00	15.00	100	1997	1997	3	20	792	

LAND DESCRIPTION

TOTAL OB/XF 9,386

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