LOT 37
IN OR 746 PG 984
R672302/672303/672304

RICHTER SANDRA J
85066 EADY LANE
YULEE, FL 32097

2025

42-2N-27-430C-0037-0000

BUILDING CHARACTERISTICS

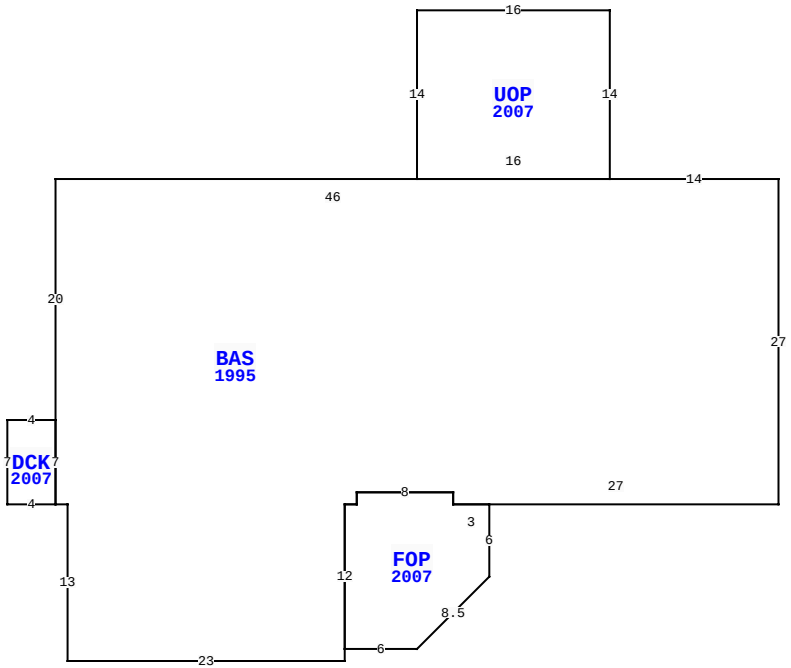
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,911	100	1995	1,911	57,307
DCK	28	15	2007	4	120
FOP	134	30	2007	40	1,199
UOP	224	25	2007	56	1,679
TOTALS	2,297			2,011	60,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,011	117.6000	99.96	201,020	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1996 Heated Area: 1911 HX Base Yr 1996



85066 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		60,306
TOTAL MARKET OB/XF VALUE		4,310
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		124,616
SOH/AGL Deduction		49,991
ASSESSED VALUE		74,625
TOTAL EXEMPTION VALUE	HX HB WX	54,625
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		124,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18754	ADDITION	4,000	10/31/2006
95 1144	MH MOVE-ON	0	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0746/0984	12/15/1995	WD	U	I	10	15,000
GRANTOR: GORE C BROOKS & ELOIS						
GRANTEE: RICHTER PAUL & SAND						
0644/0891	12/20/1991	WD	Q	V		10,500
GRANTOR: LAWHON KARL ET AL						
GRANTEE: GORE C BROOKS & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W14 W46 S20 S7 E1 S13 E23 N1 N12 E1 N1 E8 S1 E27 N27 $
UOP=[YR=2007;ORIG=-14,0] N14 W16 S14 E16 $
FOP=[YR=2007;ORIG=-36,39] E6 U6R6 N6 W3 N1 W8 S1 W1 S12 $
DCK=[YR=2007;ORIG=-60,20] W4 S7 E4 N7 $
.

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	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	20	15	300.00	SF	10.00	10.00	100	2013	2013	3	55	1,650	

LAND DESCRIPTION

TOTAL OB/XF 4,310

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