LOTS 32 THRU 35
IN OR 2309/312
JAMES D CARR SUB UNR

YORK THOMAS L
86059 KINGERY DRIVE
YULEE, FL 32097

2025

42-2N-27-4350-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

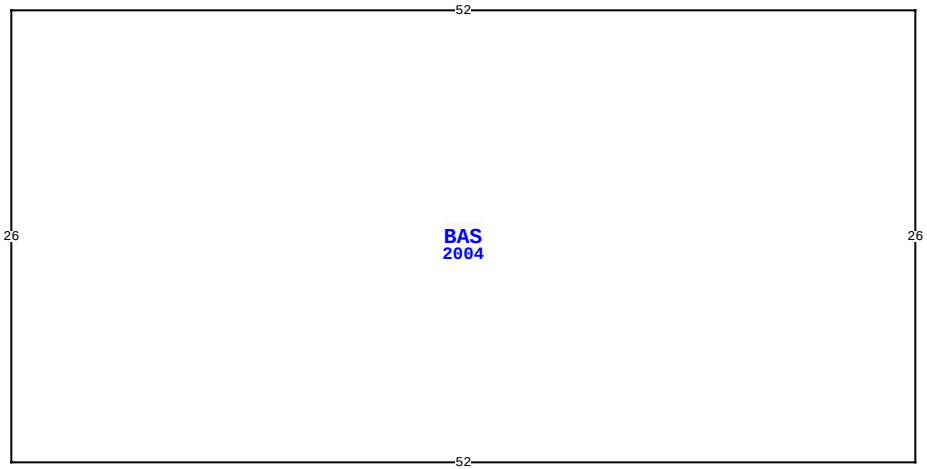
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2004	1,352	70,037
TOTALS	1,352			1,352	70,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.2000	99.62	134,686	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2020 Heated Area: 1352 HX Base Yr 2020



86059 KINGERY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,037
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		190,037
SOH/AGL Deduction		77,809
ASSESSED VALUE		112,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,506
TOTAL JUST VALUE		190,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,174

DW/MH VIN: GMHGA4200431694(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044416	MH MOVE-ON	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/0312	9/04/2019	PR	U	I	19	120,000
GRANTOR: STATESIR JANE PR FOR						
GRANTEE: YORK THOMAS L						
1227/0689	5/03/2004	WD	Q	V		20,000
GRANTOR: KINGERY TONY						
GRANTEE: JACKSON THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W52 S26 E52 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	RM	396.00	118.00	4.00	LT		1.00	1.00	0.50	60,000.00	30,000.00	120,000							

REVIEW DATE 03/20/2024 BY KWA Total Acres: 1.08 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS