N99 FT OF LOT 8& S1/2 OF LOT 9
IN OR 2012/1981
SUB OF CHARLOTTE STEVENS LAND

SET FREE NASSAU INC
850482 US HWY 17 N
YULEE, FL 32097

2025

42-2N-27-4480-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

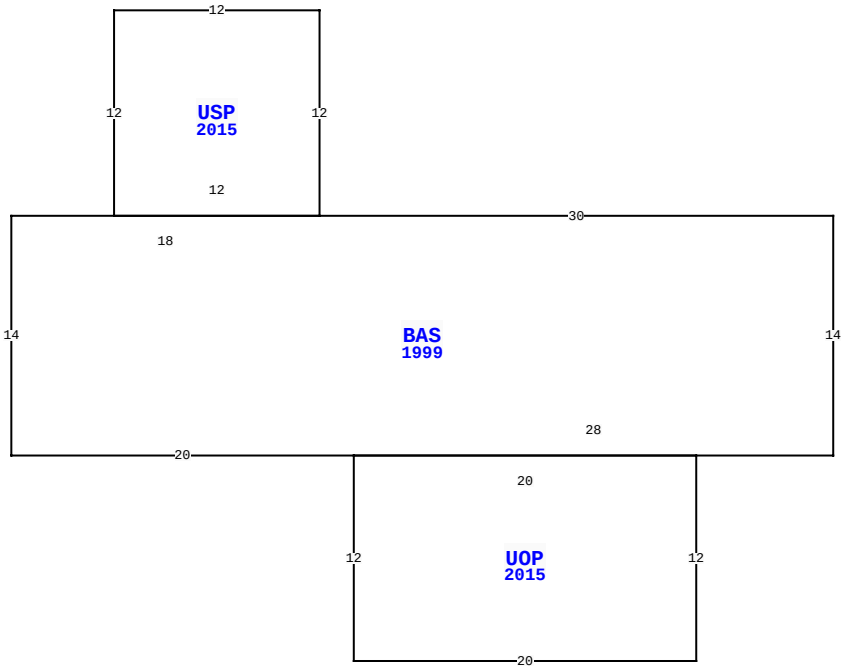
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1999	672	15,483
UOP	240	25	2015	60	1,382
USP	144	50	2015	72	1,659
TOTALS	1,056			804	18,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	804	96.0000	76.80	61,747	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



85069 D MOBLEY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,524
TOTAL MARKET OB/XF VALUE		7,476
TOTAL LAND VALUE - MARKET		259,600
TOTAL MARKET VALUE		285,600
SOH/AGL Deduction		166,305
ASSESSED VALUE		119,295
TOTAL EXEMPTION VALUE	02	119,295
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		285,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5033	CO ISSUED	0	09/25/2008
P12979	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1981	10/07/2015	WD	U	I	11	100
GRANTOR: ROYAL RONALD J						
GRANTEE: SET FREE NASSAU INC						
2008/0546	10/07/2015	WD	Q	I	01	100,000
GRANTOR: ROYAL RONALD J						
GRANTEE: SET FREE NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W30 USP=[YR=2015] N12 W12 S12 E12$ W18 S14 E20
UOP=[YR=2015] S12 E20 N12 W20$ E28 N14$.

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	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	1980	1980	3	30	281	
2	0810	CONCRETE A	0	0	22	14	308.00	SF	6.50	6.50	100	1980	1980	3	30	601	
3	0510	GARAGE WD-	0	0	11	22	242.00	SF	21.00	21.00	100	2004	2004	3	32	1,626	
4	0681	POLE SHED	0	0	6	22	132.00	SF	15.00	15.00	100	2004	2004	3	32	634	
5	0681	POLE SHED	0	0	11	19	209.00	SF	15.00	15.00	100	2004	2004	3	32	1,003	
6	0681	POLE SHED	0	0	16	27	432.00	SF	11.25	11.25	100	2004	2004	3	32	1,555	
7	0681	POLE SHED	0	0	20	16	320.00	SF	11.25	11.25	100	2004	2004	3	32	1,152	
8	0351	CARPORT MT	0	0	18	22	396.00	SF	7.50	7.50	100	2004	2004	3	21	624	

LAND DESCRIPTION

TOTAL OB/XF 7,476

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	007100	C	CHURCH	0	0004	CG	0.00	0.00	64,900.00	SF		1.00	1.00	1.00	4.00	4.00	259,600							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 1.49 Total Land Value: 259,600 Market: 0 Agricultural: 0 Common: 259,600 PRINTED 07/30/2025 BY SYS