

PT OF LOT 13 (S-1)
IN OR 2180/905
WIDE ROAD ACRES PB 5/404-406

CARLISLE KATHY C & SHELTON
85000 PEACOCK CT
YULEE, FL 32097

2025

42-2N-27-4487-0013-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	1,120	100	2002	1,120	32,794
BAS	216	100	2011	216	6,325
BAS	672	100	2021	672	19,676
UOP	200	25	2021	50	1,464
TOTALS	2,208			2,058	60,258

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0751	UOP	0	0	14	12	168.00	SF	10.00
2	0681	POLE SHED	0	0	28	22	616.00	SF	15.00
3	0681	POLE SHED	0	0	20	26	520.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.09

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	2,058	122.0000	97.60	200,861	1986	1986	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 2008 HX Base Yr													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/08/2025 MLU													

TOTAL OB/XF													
6,739													

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6,739													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		60,258	
TOTAL MARKET OB/XF VALUE		6,739	
TOTAL LAND VALUE - MARKET		92,650	
TOTAL MARKET VALUE		159,647	
SOH/AGL Deduction		58,888	
ASSESSED VALUE		100,759	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		100,759	
TOTAL JUST VALUE		159,647	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2180/0905	2/28/2018	WD	Q	I	01	51,000	
GRANTOR: SMITH JANICE							
GRANTEE: CARLISLE KATHY C &							
2174/1841	1/29/2018	FJ	U	I	11	0	
GRANTOR: FAIRCLOTH BOBBY W EST							
GRANTEE: SMITH JANICE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W21 BAS=[YR=2011] N12 W18 S12 E18\$ W19 S28 E20 UOP=[YR=2021] S10 E20 N10 W20\$ E20 BAS=[YR=2021] E24 N28 W24 S28\$ N28 \$.									