LOT 21 1984 EASTWOOD SW
IN OR 776/1965
WIDE ROAD ACRES PB 5/404-406

DAVIS DENNIS L JR
C/O DENNIS L DAVIS SR, 85207 STEPHEN RD
YULEE, FL 32097

2025

42-2N-27-4487-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

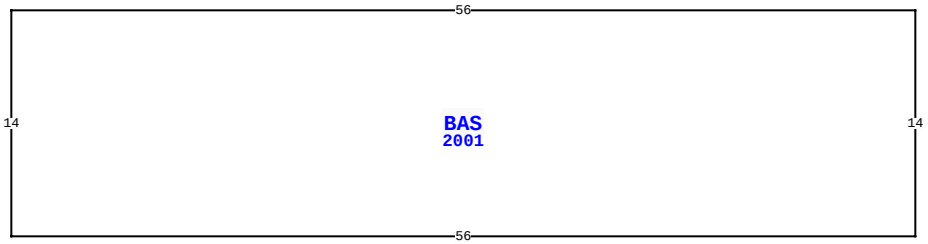
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	784	100	2001	784	17,537
TOTALS	784			784	17,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	93.2000	74.56	58,455	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



85101 TWO ACRE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,536
TOTAL MARKET OB/XF VALUE	1,237
TOTAL LAND VALUE - MARKET	198,900
TOTAL MARKET VALUE	217,673
SOH/AGL Deduction	99,604
ASSESSED VALUE	118,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,069
TOTAL JUST VALUE	217,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003146	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0776/1965	11/15/1996	WD	Q	V		24,900
GRANTOR: JOHNSON JEFFERY L & T						
GRANTEE: DAVIS DENNIS L JR						
0725/1294	3/14/1995	WD	Q	V		21,000
GRANTOR: COOK & HIGGINBOTHAM						
GRANTEE: JOHNSON JEFFERY & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S14 E56 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	0751	UOP	0	0	10	10	100.00	SF	10.00	10.00	100	2001	2001	3	28	280	
2	0752	USP	0	0	10	22	220.00	SF	15.00	15.00	100	2002	2002	3	29	957	

LAND DESCRIPTION

TOTAL OB/XF 1,237

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	0	0007	OR	0.00	0.00	2.34	AC		1.00	1.00	1.00	85,000.00	85,000.00	198,900							

REVIEW DATE 06/15/2020 BY NWA Total Acres: 2.34 Total Land Value: 198,900 Market: 0 Agricultural: 0 Common: 198,900 PRINTED 07/30/2025 BY SYS