LOT 22 1987 COTT SW/MH
IN OR 1861/734
ESMT IN OR 793/120

CONKLIN DARLENE K
85417 HARTS ROAD
YULEE, FL 32097

2025

42-2N-27-4487-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

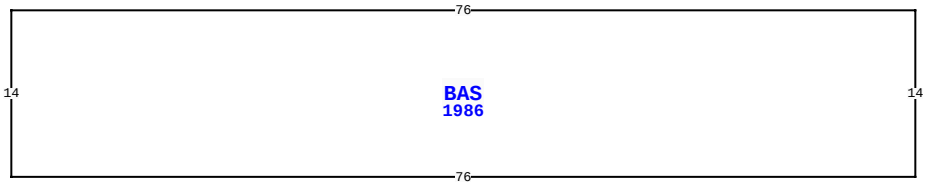
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1986	1,064	16,547
TOTALS	1,064			1,064	16,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,064	97.2000	77.76	82,737	1987	1987	0	0	20	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,547
TOTAL MARKET OB/XF VALUE	29,505
TOTAL LAND VALUE - MARKET	171,700
TOTAL MARKET VALUE	217,752
SOH/AGL Deduction	70,643
ASSESSED VALUE	147,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,109
TOTAL JUST VALUE	217,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000917	CO ISSUED	0	01/27/2021
C5035	CO ISSUED	0	01/01/2008
MH05035	MH MOVE-ON	0	01/01/2008
P12984	OTHER	0	01/01/2008
971769	MH MOVE-ON	0	05/01/1997
95-1051	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/1768	10/29/2007	WD	U	I	11	110,000
GRANTOR: DAURO KAY & STEPHEN E						
GRANTEE: CONKLIN WILLIAM G &						
1861/0734	10/26/2007	WD	U	I	07	100
GRANTOR: DAURO KAY & STEPHEN E						
GRANTEE: CONKLIN WILLIAM G &						

BLD DATE	05/26/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

75931 CLYDE HIGGINBOTHAM RD, YULEE

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	1242	WD DECK A	0	0	16	8	128.00	SF	10.00	10.00	100	2007	2007	3	27	346	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	
3	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2007	2007	3	27	389	
4	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2008	2008	3	88	458	
5	0479	VF PICKET	0	0	0	0	128.00	LF	10.00	10.00	100	2008	2008	3	72	922	
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
8	1242	WD DECK A	0	0	14	32	448.00	SF	10.00	10.00	100	2024	2023		97	4,346	
9	0476	VF 6 SBPL	0	0	312	0	312.00	LF	32.00	32.00	100	2024	2023		99	9,884	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1986] W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 29,505

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		OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	171,700							

REVIEW DATE 03/04/2024 BY NWA Total Acres: 2.02 Total Land Value: 171,700 Market: 0 Agricultural: 0 Common: 171,700 PRINTED 07/30/2025 BY SYS