PT OF LOT 6
1988 OMNI DW/MH
IN OR 1966/1840

WISE CASEY M
85139 SUTTON PLACE
YULEE, FL 32097

2025

42-2N-27-4500-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

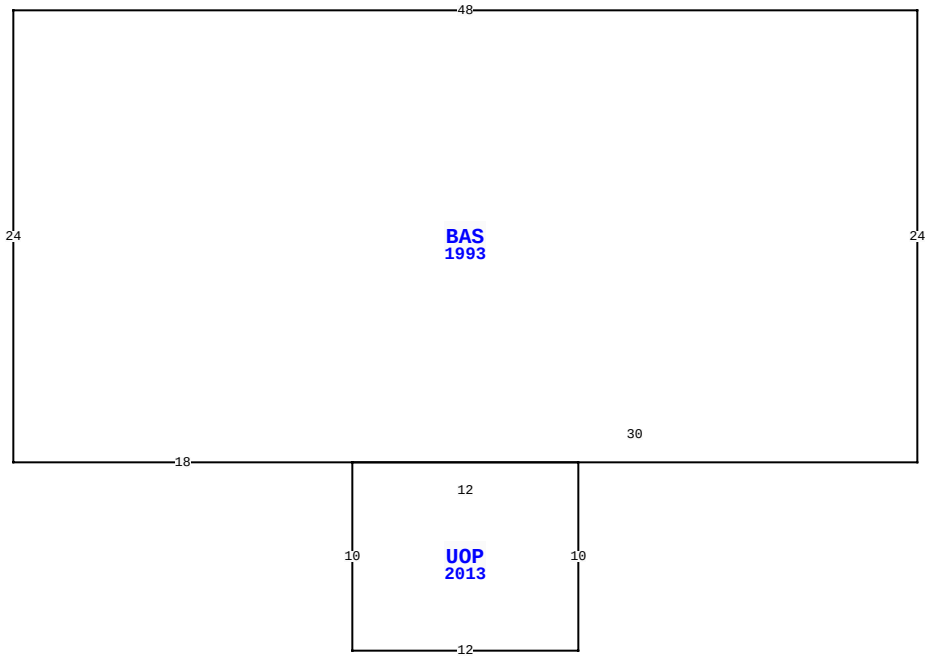
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	31,326
UOP	120	25	2013	30	816
TOTALS	1,272			1,182	32,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,182	135.9600	108.77	128,566	1988	1988	0	0	5	70.00	25.00

1 M/H 93- – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



85139 SUTTON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		32,142
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		92,142
SOH/AGL Deduction		11,753
ASSESSED VALUE		80,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,667
TOTAL JUST VALUE		92,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013256	REPAIR/RRF	0	05/01/2001
7177	MH MOVE-ON	20,000	03/14/2988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1966/1840	3/10/2015	WD	Q	I	01	38,900
GRANTOR: RICHARDS RICKY M & DE						
GRANTEE: WISE CASEY M						
1885/0671	9/19/2013	WD	Q	I	01	42,500
GRANTOR: BLACK GLENDA C						
GRANTEE: RICHARDS RICKY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E18 UOP=[YR=2013] S10 E12 N10 W12 $
E30 N24 $.

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	0005	RM	104.00	280.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/08/2019 BY SB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS