PT OF LOT 6 1998 BELL DW/MH
IN OR 1217/37
YULEE FARMS #1 PB 2/37

DAWKINS MATTHEW
85113 SUTTON PL
YULEE, FL 32097

2025

42-2N-27-4500-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

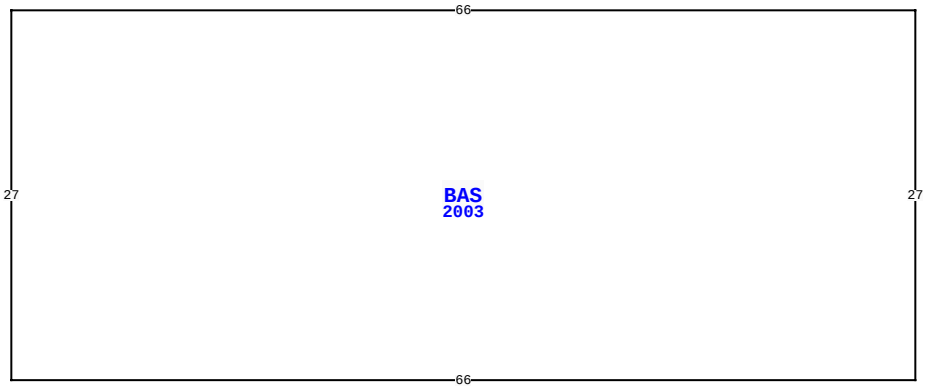
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2003	1,782	71,009
TOTALS	1,782			1,782	71,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	117.2000	99.62	177,523	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1782 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	71,009
TOTAL MARKET OB/XF VALUE	5,608
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	136,617
SOH/AGL Deduction	16,580
ASSESSED VALUE	120,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,037
TOTAL JUST VALUE	136,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013449	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0037	3/22/2004	WD	Q	I		88,500
GRANTOR: MATOS ANTONIO & PAMEL						
GRANTEE: DAWKINS MATTHEW						
1217/0035	3/22/2004	WD	U	I	07	100
GRANTOR: LEDFORD ROBERT JACK T						
GRANTEE: MATOS ANTONIO & PAM						

85113 SUTTON PL, YULEE

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

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	8	8	64.00	SF	10.00	10.00	100	2003	2003	3	20	128	
2	0940	SHEDS/PORT	0	0	20	14	280.00	SF	30.00	30.00	100	2001	2001	3	20	1,680	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2003	2003	3	20	200	
4	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	2012	2012	3	50	3,600	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S27 E66 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 5,608

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

REVIEW DATE 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS