

PT OF LOT 22
W 125 FT OF E 225 FT OF S 231
IN OR 2656/929

ABERNATHY RICKEY E
85257 AIRPLANE LN
YULEE, FL 32097

2025

42-2N-27-4500-0022-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	07	ASB SHNGLE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	67,259
BAS	1,270	100	1995	1,270	93,866
FEP	96	80	1994	77	5,691
FST	84	55	1995	46	3,400
UOP	280	20	2007	56	4,139

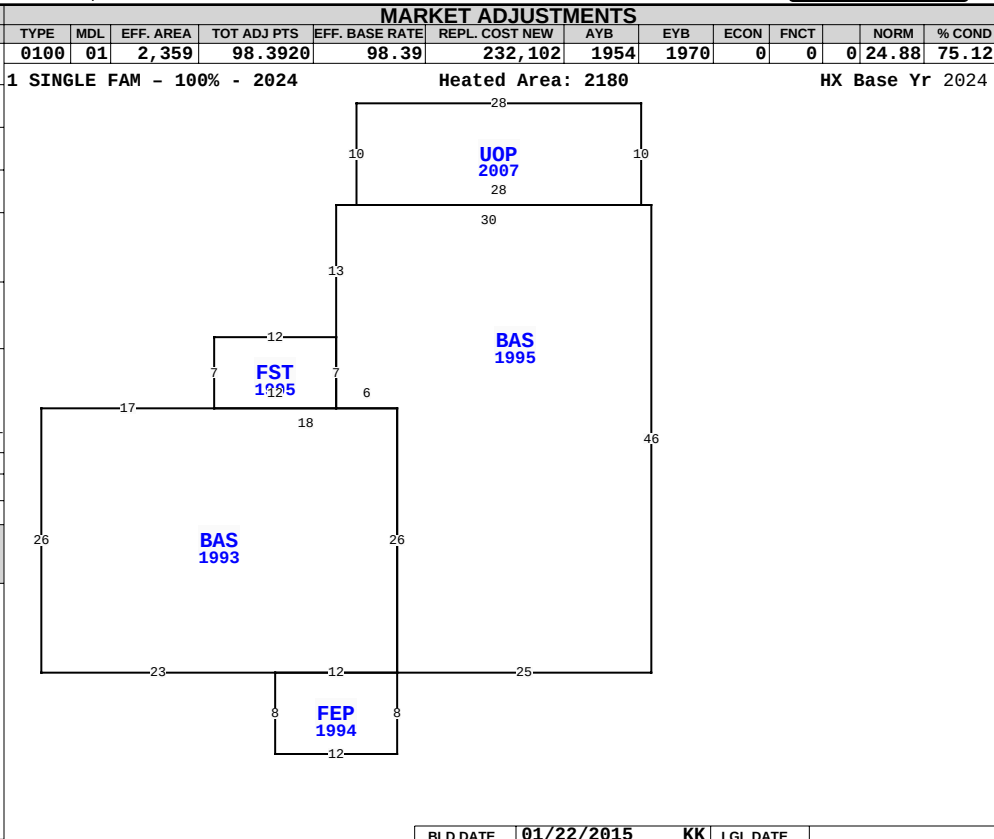
TOTALS	2,640			2,359	174,355
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EXTRA FEATURES

L N	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	0510	GARAGE WD-	0	100	27	19	513.00	SF	35.00	35.00	100	1970	1970	3	20	3,591	
2	0681	POLE SHED	0	100	11	11	121.00	SF	15.00	15.00	100	1970	1970	3	20	363	
3	0940	SHEDS/PORT	0	100	6	8	48.00	SF	13.20	13.20	100	1970	1970	3	20	127	
4	0681	POLE SHED	0	100	12	11	132.00	SF	15.00	15.00	100	1970	1970	3	20	396	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	125.00	233.00	0.66	AC		1.00	1.00	1.00	85,000.00	85,000.00	56,100							



BLD DATE	01/22/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU

85257 AIRPLANE LN, YULEE

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				174,355			
TOTAL MARKET OB/XF VALUE				4,477			
TOTAL LAND VALUE - MARKET				56,100			
TOTAL MARKET VALUE				234,932			
SOH/AGL Deduction				4,805			
ASSESSED VALUE				230,127			
TOTAL EXEMPTION VALUE		HX HB		50,722			
BASE TAXABLE VALUE				179,405			
TOTAL JUST VALUE				234,932			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				223,641			