

N 182 FT OF W 1/2 OF LOT 3
IN OR 2033/88
1995 FLEET SW/MH

DAVIS JULIE MARIE
85034 FOUR SISTERS LN
YULEE, FL 32097

2025

42-2N-27-4540-0003-0020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,232	100	2001
TOTALS	1,232		1,232

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	M/H	94+	- 100%	- 2021								
				Heated Area: 1232			HX Base Yr	2021				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> -77- -77- 15 15 </div>												
BAS 2001												
85034 FOUR SISTERS LN, YULEE												
		BLD DATE		LGL DATE			05/08/2025	MLU				
		XF DATE		LAND DATE								
		INC DATE		AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			17,036
TOTAL MARKET OB/XF VALUE			192
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			144,728
SOH/AGL Deduction			59,020
ASSESSED VALUE			85,708
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			34,986
TOTAL JUST VALUE			144,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1029	MH MOVE-ON	0	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/0088	3/04/2016	WD Q	Q	I	01	62,500
GRANTOR: SISTERS 4 LLC						
GRANTEE: DAVIS JULIE MARIE						
1902/1314	2/10/2014	QC U	I	11		100
GRANTOR: BURKE SHARON ANN ETAL						
GRANTEE: SISTERS 4 LLC						

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	1242	WD DECK A	0	100	12	8		10.00	10.00	100	1997	1997	3	20	192	

TOTAL OB/XF												192					
85034 FOUR SISTERS LN, YULEE																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2001] W77 S16 E77 N16 \$.																	

LAND DESCRIPTION												TOTAL OB/XF						192						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	182.00	370.00	1.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	127,500							