PT OF LOT 7
IN OR 2713/32
YULEE FARMS UNIT 4 PBK 3/32

BALES BRUCE A & KIMERIE A L/E/
PO BOX 1184
YULEE, FL 32041-1184

2025

42-2N-27-4600-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

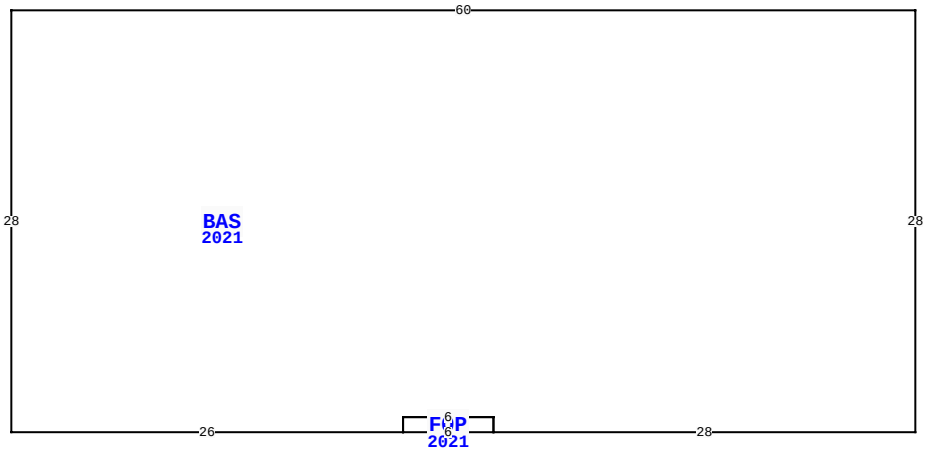
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	2021	1,674	49,658
FOP	6	30	2021	2	59
TOTALS	1,680			1,676	49,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,676	123.6000	98.88	165,723	1985	1995	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 1674 HX Base Yr



86111 DORSEY LN, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,717
TOTAL MARKET OB/XF VALUE	3,443
TOTAL LAND VALUE - MARKET	67,410
TOTAL MARKET VALUE	120,570
SOH/AGL Deduction	0
ASSESSED VALUE	120,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,570
TOTAL JUST VALUE	120,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005736	CO ISSUED	0	05/06/2021
B07579	XFOB	7,200	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/32	5/21/2024	LE	U	I	11	100
GRANTOR: BALES KIM A A/K/A KIM						
GRANTEE: BALES BRUCE A & KIM						
1101/1824	12/18/2002	WD	Q	V		24,000
GRANTOR: BROWN DONALD & TERESA						
GRANTEE: BALES KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S28 E26 FOP=[YR=2021] E6 N1 W6 S1$ N1 E6 S1 E28 N28$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 3,443

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		RSF-2	0.00	0.00	1.07	AC		1.00	1.00	0.90	70,000.00	63,000.00	67,410							

REVIEW DATE 08/10/2021 BY NW Total Acres: 1.07 Total Land Value: 67,410 Market: 0 Agricultural: 0 Common: 67,410 PRINTED 07/30/2025 BY SYS