LOT 1 EX W'LY 60 FT
IN OR 758/798
R434252 & R434253

RAY JEFFREY G & REBECCA E
85038 MADELINE ROAD
YULEE, FL 32097

**2025**

**42-2N-27-4610-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

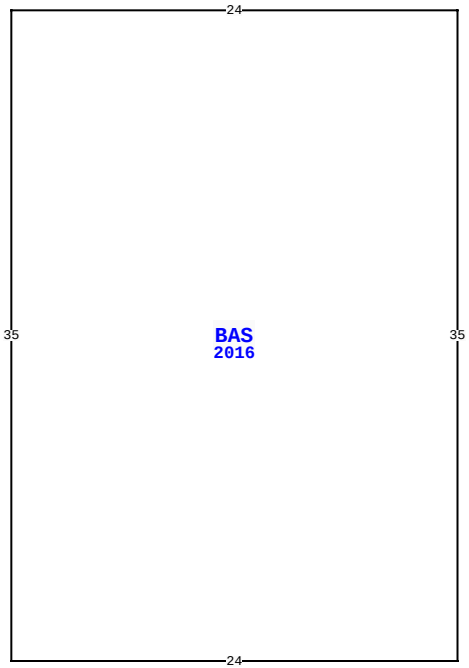
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 840 | 100 | 2016 | 840 | 17,295 |
| TOTALS | 840 | | | 840 | 17,295 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 840 | 60.5000 | 22.38 | 18,799 | 2016 | 2016 | 0 | 0 | 0 | 8.00 | 92.00 |

2 GARAGE RES – 100% - 1997 Heated Area: 840 HX Base Yr 1997




85038 MADELINE RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,927 |
| TOTAL MARKET OB/XF VALUE | | 11,194 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 333,121 |
| SOH/AGL Deduction | | 124,967 |
| ASSESSED VALUE | | 208,154 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 157,432 |
| TOTAL JUST VALUE | | 333,121 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,086 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17008942 | CO ISSUED | 0 | 10/11/2017 |
| 17006279 | MH MOVE-ON | 0 | 07/13/2017 |
| B1631612 | 24X35 FGR | 37,489 | 01/01/2016 |
| B21548 | ABOVE GROUND POOL | 4,893 | 06/01/2008 |
| 8716 | MH MOVE-ON | 39,000 | 10/23/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0758/0798 | 4/30/1996 | WD | Q | I | | 65,000 |
| GRANTOR: CORLEY LAMAR T & NANC | | | | | | |
| GRANTEE: RAY JEFFREY G & REB | | | | | | |
| 0438/0511 | 11/01/1984 | WD | Q | V | | 11,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W24 S35 E24 N35$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 495.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 62 | 1,995 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,787.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 9,199 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,194

| 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 | | OR | 150.00 | 291.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

LOT 1 EX W'LY 60 FT
IN OR 758/798
R434252 & R434253

RAY JEFFREY G & REBECCA E
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**2025**

**42-2N-27-4610-0001-0000**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

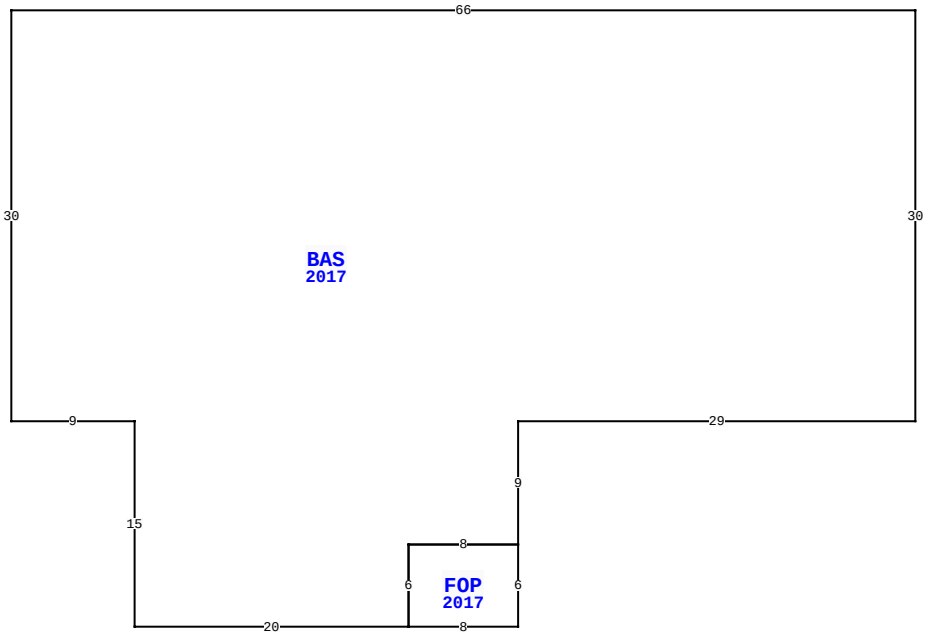
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,352 | 100 | 2017 | 2,352 | 218,333 |
| FOP | 48 | 30 | 2017 | 14 | 1,300 |
| TOTALS | 2,400 | | | 2,366 | 219,632 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,366 | 128.4800 | 109.21 | 258,391 | 2017 | 2017 | 0 | 0 | 0 | 15.00 | 85.00 |

3 M/H 94+ – 100% - 1997 Heated Area: 2352 HX Base Yr 1997




85038 MADELINE RD, YULEE

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| GRANTOR: CORLEY LAMAR T & NANC | | | | | | |
| GRANTEE: RAY JEFFREY G & REB | | | | | | |
| 0438/0511 | 11/01/1984 | WD | Q | V | | 11,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W66 S30 E9 S15 E20 FOP=[YR=2017] E8 N6 W8 S6$ N6 E8 N9 E29 N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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