BLOCK 2 LOT 43
YULEE WOODS #2 PB 5/83 & 84

HORGAN KYLE PATRICK
85473 JOANN RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0430

BUILDING CHARACTERISTICS

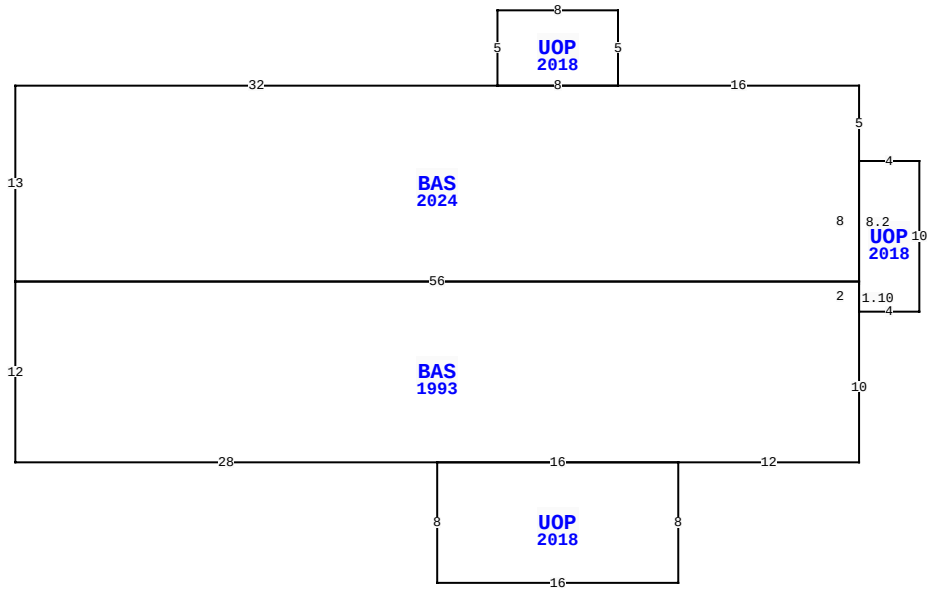
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	672	100	1993	672	45,784
BAS	728	100	2024	728	49,599
UOP	40	20	2018	8	545
UOP	40	20	2018	8	545
UOP	128	20	2018	26	1,771
TOTALS	1,608			1,442	98,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0110	01	1,442	115.4400	85.43	123,190	1972	1972	0	0	0	20.25	79.75

1 MH/SFR – 100% - 2025 Heated Area: 1400 HX Base Yr 2025



85473 JOANN RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,092
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		203,092
SOH/AGL Deduction		0
ASSESSED VALUE		203,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,370
TOTAL JUST VALUE		203,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25511	GARAGE	44,063	01/01/2012
6912	ADDITION	22,920	01/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/993	8/29/2024	QC	U	I	11	100
GRANTOR: LEA GREGORY W JR						
GRANTEE: HORGAN KYLE PATRICK						
1006/1127	9/06/2001	WD	U	I		28,000
GRANTOR: MIHALKO ANDREW SR						
GRANTEE: LEA GREGORY W JR						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-56,0] E32 E8 E16 S5 S8 W56 N13 $
BAS=[YR=1993;ORIG=0,13] W56 S12 E28 E16 E12 N10 N2 $
UOP=[YR=2018;ORIG=-28,25] S8 E16 N8 W16 $
UOP=[YR=2018;ORIG=-16,0] N5 W8 S5 E8 $
UOP=[YR=2018;ORIG=0,15] E4 N10 W4 S8.2 S1.10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/13/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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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

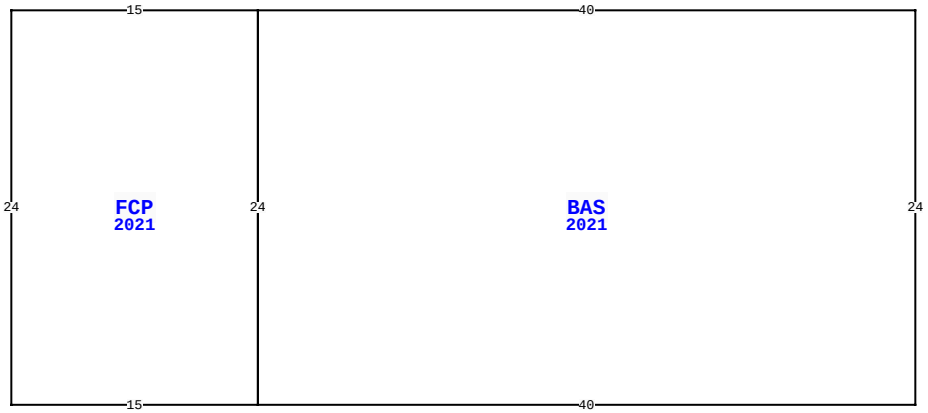
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	18,147
FCP	360	25	2021	90	1,701
TOTALS	1,320			1,050	19,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	59.4000	21.98	23,079	2012	2012	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2025 Heated Area: 960 HX Base Yr 2025



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1006/1127	9/06/2001	WD	U	I		28,000
GRANTOR: MIHALKO ANDREW SR						
GRANTEE: LEA GREGORY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 FCP=[YR=2021] W15 S24 E15 N24$ S24 E40 N24$.

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

REVIEW DATE 12/13/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS