BLOCK 5 LOT 3
YULEE WOODS #2 PB 5/83 & 84

SCHUMAKER NICOLE ANNE & CHARLES MICHAEL
85259 MADELINE ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

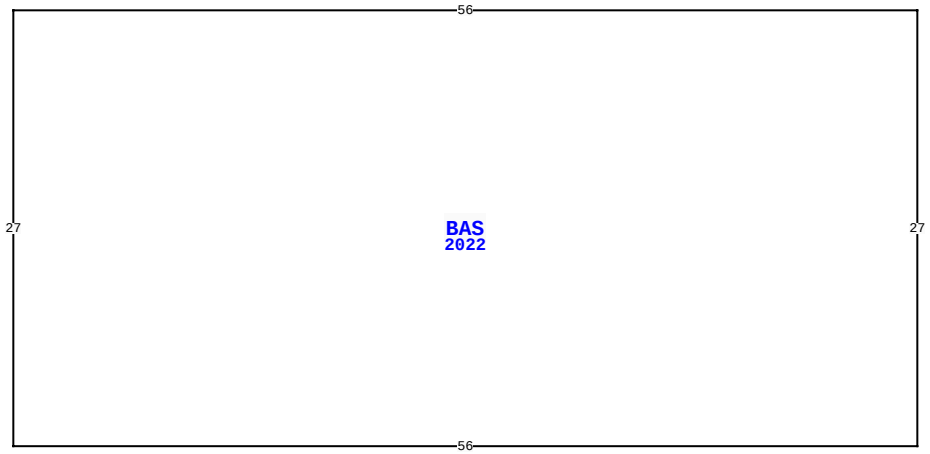
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2022	1,512	158,771
TOTALS	1,512			1,512	158,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	126.0600	107.15	162,011	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



85259 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	158,771
TOTAL MARKET OB/XF VALUE	1,440
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	245,211
SOH/AGL Deduction	0
ASSESSED VALUE	245,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,211
TOTAL JUST VALUE	245,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002138	MH MOVE-ON	0	02/08/2022
7422	MH MOVE-ON	15,000	08/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0884	1/07/2020	WD	Q	I	01	65,000
GRANTOR: CASTILLO CATHERINE M						
GRANTEE: SCHUMAKER NICOLE AN						
0502/1132	11/01/1986	MS	U	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S27 E56 N27$.

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	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1999	1999	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 1,440

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

REVIEW DATE 07/14/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS