BLOCK 5 LOT 8 & S-1 OF 9
1987 SPRI DW/MH
IN OR 494 PG 1083

WHITMAN DONALD K JR
85123 MADELINE RD
YULEE, FL 32097

2025

42-2N-27-4612-0005-0080

BUILDING CHARACTERISTICS

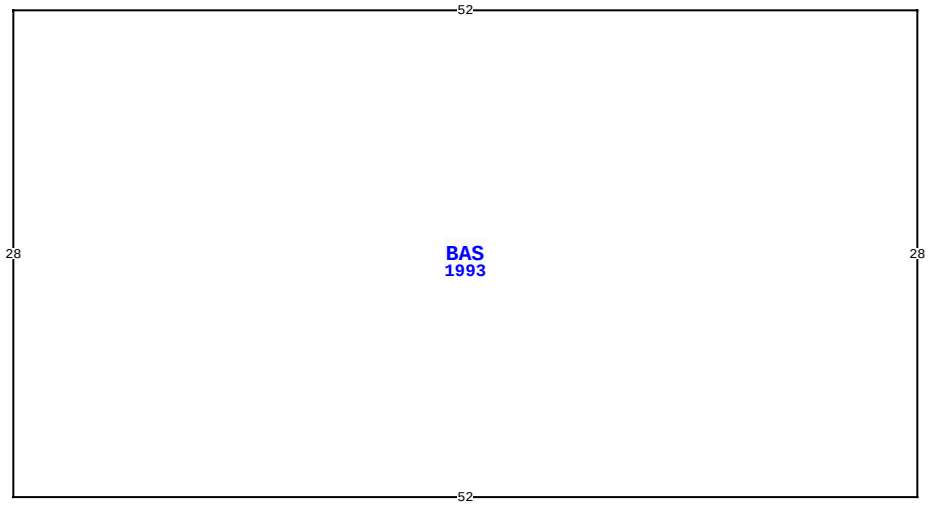
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,456	100	1993	1,456	40,955
TOTALS	1,456			1,456	40,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	117.2000	93.76	136,515	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1456 HX Base Yr 2013



85123 MADELINE RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,954
TOTAL MARKET OB/XF VALUE		24,256
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		158,710
SOH/AGL Deduction		99,272
ASSESSED VALUE		59,438
TOTAL EXEMPTION VALUE	HX HB WR	39,438
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		158,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7681	XFOB	13,328	11/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0494/1083	8/01/1986	WD	Q	V		19,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E52 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0511	GARAGE CB-	0	100	28	28	784.00	SF	40.00	40.00	100	1992	1992	3	62	19,443	
3	0811	CONCRETE B	0	100	28	20	560.00	SF	5.20	5.20	100	1992	1992	3	62	1,805	
4	1242	WD DECK A	0	100	18	4	72.00	SF	10.00	10.00	100	1999	1999	3	20	144	
5	1242	WD DECK A	0	100	22	16	352.00	SF	10.00	10.00	100	1999	1999	3	20	704	
6	0810	CONCRETE A	0	100	16	12	192.00	SF	1.30	1.30	100	1988	1988	3	52	130	

LAND DESCRIPTION

TOTAL OB/XF 24,256

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	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 0.00 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 07/30/2025 BY SYS