BLOCK 6 LOT 14
IN OR 1734/661
2001 MERT DW

MALONE ROBIN H & DEBRA H
85220 MINER ROAD
YULEE, FL 32097

**2025**

**42-2N-27-4612-0006-0140**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 05 | Quality Level 05 |

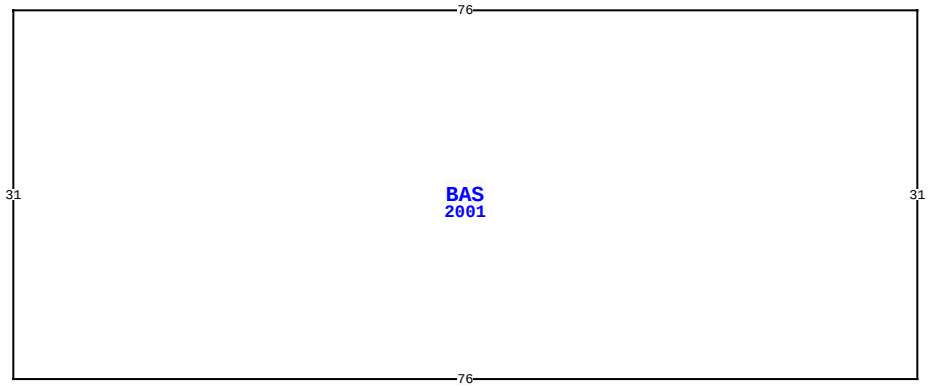
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2001 | 2,356 | 165,263 |
| TOTALS | 2,356 | | | 2,356 | 165,263 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,356 | 147.3600 | 125.26 | 295,113 | 2001 | 2006 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr




85274 JOANN 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 | 165,263 |
| TOTAL MARKET OB/XF VALUE | 4,014 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 254,277 |
| SOH/AGL Deduction | 55,218 |
| ASSESSED VALUE | 199,059 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 199,059 |
| TOTAL JUST VALUE | 254,277 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 235,652 |

RP: 12059312 & 12059313 __ 2001 MERT / ASSESSED 20
DW/MH/ID FLHMBFP156646668(A/B)
6/2016KW: MISC ALUMN SHED = NV

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH013418 | MH MOVE-ON | 0 | 02/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1734/0661 | 3/17/2011 | WD | U | I | 11 | 100 |
| GRANTOR: GREEN TREE SERVICING | | | | | | |
| GRANTEE: MALONE ROBIN H & DE | | | | | | |
| 1730/0488 | 3/17/2011 | WD | U | I | 11 | 60,000 |
| GRANTOR: GREEN TREE SERVICING | | | | | | |
| GRANTEE: MALONE ROBIN H & DE | | | | | | |

### 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 | 1242 | WD DECK A | 0 | 0 | 14 | 6 | 84.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 168 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 346.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 1,844 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 1,001.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 20 | 2,002 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W76 S31 E76 N31 $ .

### LAND DESCRIPTION

TOTAL OB/XF 4,014

| 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 06/16/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS