BLOCK 6 LOT 23
YULEE WOODS #2 PB 5/83 & 84

K & D NASSAU PROPERTIES LLC
2907 LITTLE RD
VALRICO, FL 33596

2025

42-2N-27-4612-0006-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

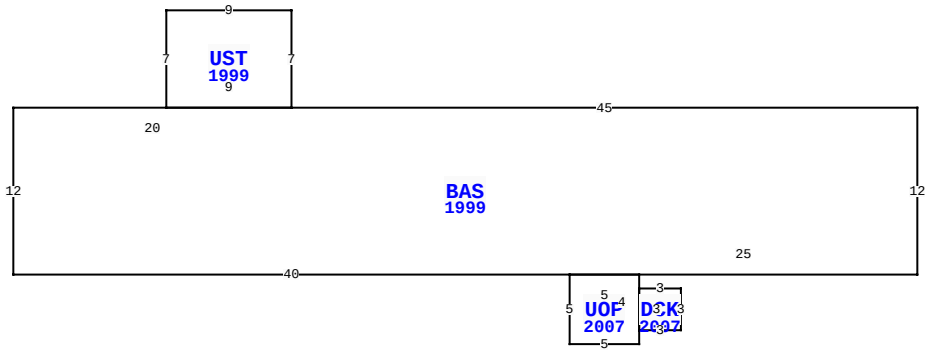
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1999	780	17,372
DCK	9	15	2007	1	22
UOP	25	25	2007	6	134
UST	63	55	1999	35	779
TOTALS	877			822	18,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	822	92.8000	74.24	61,025	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 780 HX Base Yr



85082 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	18,308
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	103,308
SOH/AGL Deduction	8,829
ASSESSED VALUE	94,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,479
TOTAL JUST VALUE	103,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4438	CHNGE SRVC	0	03/02/1998
8198	MH MOVE-ON	14,000	06/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1999	8/23/2021	WD	U	I	11	100
GRANTOR: POPE JOHN E JR						
GRANTEE: K & D NASSAU PROPER						
2457/0126	4/29/2021	QC	U	I	11	100
GRANTOR: POPE JOHN E						
GRANTEE: POPE JOHN E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W45 UST=[YR=1999] N7 W9 S7 E9$ W20 S12 E40
UOP=[YR=2007] S5 E5 N1 DCK=[YR=2007] E3 N3 W3 S3$ N4 W5 $
E25 N12$.

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

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	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 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS