



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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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		1 100
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
BAS	840	100
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2024	840	89,888
TOTALS 840 840 89,888		

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	840	127.1600	108.09	90,796	2023	2023	0	0	1.00	99.00

1 M/H 94+ - 100% - 2024

Heated Area: 840

HX Base Yr 2024

14

60

60

14

BAS 2024

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	89,888
TOTAL MARKET OB/XF VALUE	1,382
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	176,270
SOH/AGL Deduction	10,918
ASSESSED VALUE	165,352
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	114,630
TOTAL JUST VALUE	176,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,692

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230005634			05/01/2023
23000372	REPLACE MH	0	02/01/2023
20011301	DEMO M/H	0	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2592/0694	9/21/2022	WD	Q	V	01	148,000

GRANTOR: CASA DE SOL LLC

GRANTEE: WOODS BARRY N

2545/1405	3/01/2022	WD	Q	V	01	127,000
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GRANTOR: WELKER CATHY & RONNY

GRANTEE: CASA DE SOL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E60 S14 W60 N14 \$

EXTRA FEATURES

85637 DUANE RD, YULEE

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
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	36.00	36.00	100	1995	1995	3	20	1,382	

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025 MLU

LAND DESCRIPTION

TOTAL OB/XF 1,382

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/04/2020 BY NW

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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