

BLOCK 1 LOT 4
IN OR 925/1606
R497746 & R497747

TERRY WILLIAM & TRACY
85581 DUANE RD
YULEE, FL 32097

2025

42-2N-27-4613-0001-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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			
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	1,728	100	1993	1,728	48,605
USP	216	50	2011	108	3,038
TOTALS	1,944			1,836	51,643

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,836	117.2000	93.76	172,143	1985	1985	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 2001 Heated Area: 1728 HX Base Yr 2001													
BAS 1993 USP 2011													
85581 DUANE RD, YULEE													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										51,643		
TOTAL MARKET OB/XF VALUE										6,005		
TOTAL LAND VALUE - MARKET										85,000		
TOTAL MARKET VALUE										142,648		
SOH/AGL Deduction										93,672		
ASSESSED VALUE										48,976		
TOTAL EXEMPTION VALUE					HX HB					25,000		
BASE TAXABLE VALUE										23,976		
TOTAL JUST VALUE										142,648		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										131,392		