BLOCK 1 LOT 8 R498007
IN OR 2147/795
YULEE WOODS #3 PB 5/239

BOWERS ANNETTE
85453 DUANE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 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	04	Quality Level 04

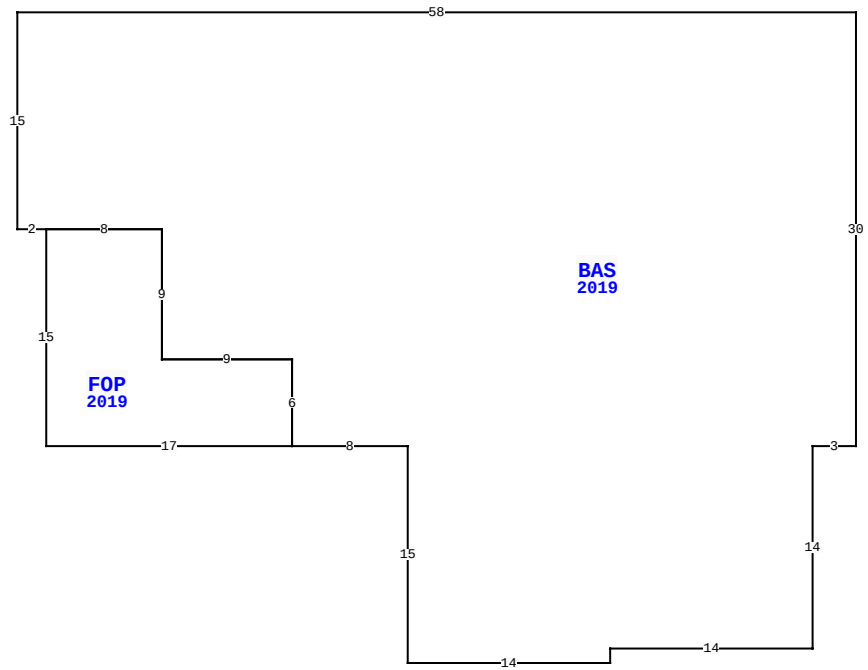
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100	2019	1,942	193,862
FOP	174	30	2019	52	5,191
TOTALS	2,116			1,994	199,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,994	126.2800	107.34	214,036	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2018 Heated Area: 1942 HX Base Yr 2018



85453 DUANE 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		199,053
TOTAL MARKET OB/XF VALUE		4,629
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		288,682
SOH/AGL Deduction		98,795
ASSESSED VALUE		189,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,165
TOTAL JUST VALUE		288,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8473	MH MOVE-ON	14,000	03/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0795	9/22/2017	QC	U	I	11	100
GRANTOR: LONG LELAND WAYNE						
GRANTEE: BOWERS ANNETTE						
2100/1133	2/08/2017	QC	U	I	11	100
GRANTOR: ROWE MELBA G						
GRANTEE: LONG LELAND WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W58 S15 E2 FOP=[YR=2019] S15 E17 N6 W9 N9 W8$ E8 S9 E9 S6 E8 S15 E14 N1 E14 N14 E3 N30$.

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	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440	
2	0680	POLE SHED	0	100	20	8	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	8.50	8.50	100	2002	2002	3	20	612	
4	0351	CARPORT MT	0	100	26	36	936.00	SF	8.50	8.50	100	2002	2002	3	20	1,591	
5	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2002	2002	3	80	666	

LAND DESCRIPTION

TOTAL OB/XF 4,629

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	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 06/09/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS