BLOCK 1 LOT 9
YULEE WOODS #3 PB 5/239

PONSELL TRACY LYNN
85421 DUANE ROAD
YULEE, FL 32097

**2025**

**42-2N-27-4613-0001-0090**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

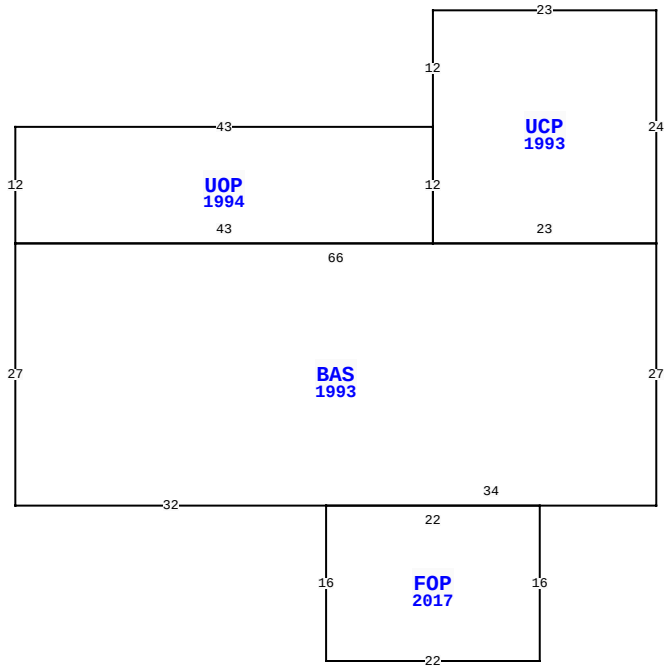
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,782 | 100 | 1993 | 1,782 | 52,861 |
| FOP | 352 | 30 | 2017 | 106 | 3,144 |
| UCP | 552 | 20 | 1993 | 110 | 3,263 |
| UOP | 516 | 25 | 1994 | 129 | 3,827 |
| TOTALS | 3,202 | | | 2,127 | 63,095 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,127 | 123.6000 | 98.88 | 210,318 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 1998 Heated Area: 1782 HX Base Yr 1998




85421 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 | | 63,095 |
| TOTAL MARKET OB/XF VALUE | | 936 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 149,031 |
| SOH/AGL Deduction | | 95,216 |
| ASSESSED VALUE | | 53,815 |
| TOTAL EXEMPTION VALUE | HX HB | 28,815 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 149,031 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 136,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2405/0630 | 11/03/2020 | QC | U | I | 11 | 100 |
| GRANTOR: SIDES TRACY LYNN | | | | | | |
| GRANTEE: PONSELL TRACY LYNN | | | | | | |
| 1312/0953 | 4/26/2005 | QC | U | I | 07 | 100 |
| GRANTOR: SIDES CHADWICK L | | | | | | |
| GRANTEE: SIDES TRACY LYNN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=1993] W23 S12 UOP=[YR=1994] W43 S12 BAS=[YR=1993] S27 E32 FOP=[YR=2017] S16 E22 N16 W22 $ E34 N27 W66 $ E43 N12 $ S12 E23 N24 $ .

## 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 | 0350 | CARPORT WD | 0 | 100 | 20 | 36 | 720.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 20 | 936 | |

## LAND DESCRIPTION

TOTAL OB/XF 936

| 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 01/24/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS