BLK 5 LOT 9 (EX N 2.88FT)
IN OR 639/1178
YULEE WOODS #3 PBK 5/239

GRAY ROBERT E JR & ALICE F
85065 DUANE ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0005-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

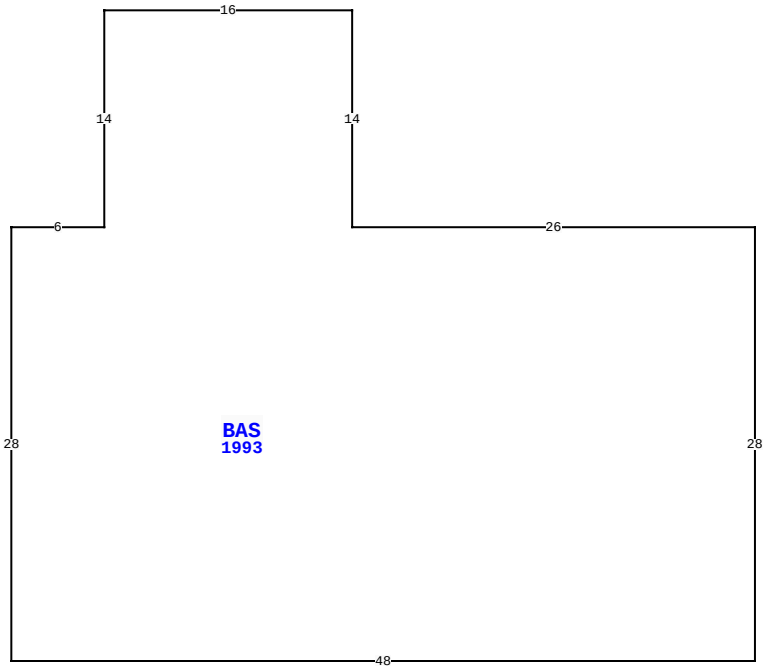
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,568	100	1993	1,568	44,255
TOTALS	1,568			1,568	44,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,568	117.6000	94.08	147,517	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1568 HX Base Yr



85065 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		44,255
TOTAL MARKET OB/XF VALUE		3,020
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		132,275
SOH/AGL Deduction		85,999
ASSESSED VALUE		46,276
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,276
TOTAL JUST VALUE		132,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-401	ADDITION	7,840	07/01/1993
8741	MH MOVE-ON	25,000	11/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0639/1178	10/29/1991	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM F ETAL

GRANTEE: GRAY ROBT JR & ALIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N14 W16 S14 W6 S28 E48 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	1242	WD DECK A	0	100	4	8	32.00	SF	10.00	10.00	100	1993	1993	3	20	64	
3	1242	WD DECK A	0	100	36	8	288.00	SF	10.00	10.00	100	1993	1993	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,020

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS