BLOCK 12 LOT 6
IN OR 627/734
R816031 & R816032

MUSFELDT DONALD E
P O BOX 781
YULEE, FL 32041

2025

42-2N-27-4613-0012-0060

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	02	MIN PLYWD 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

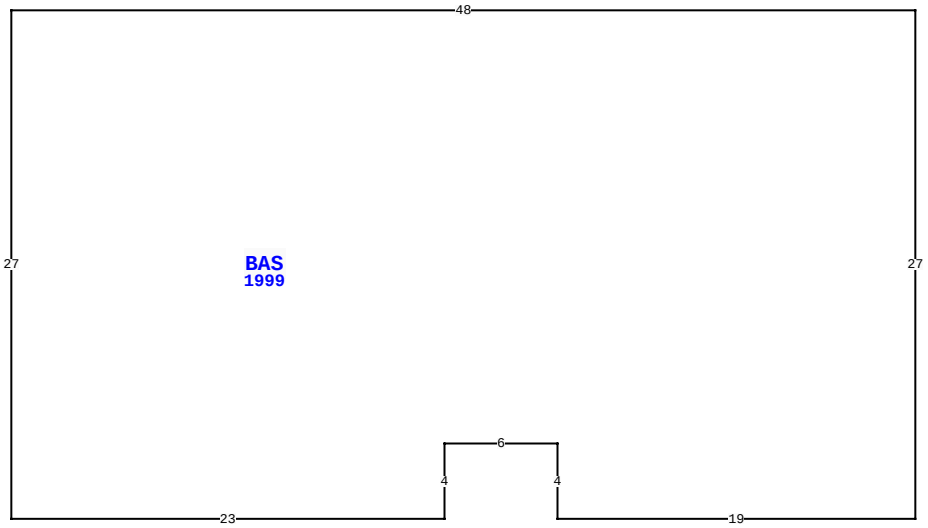
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1999	1,272	35,535
TOTALS	1,272			1,272	35,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,272	116.4000	93.12	118,449	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1272 HX Base Yr 2001



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		35,535
TOTAL MARKET OB/XF VALUE		2,712
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		123,247
SOH/AGL Deduction		81,116
ASSESSED VALUE		42,131
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,131
TOTAL JUST VALUE		123,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413559	XFOB	4,807	08/01/2004
974193	CHNGE SRVC	0	11/01/1997
8735	MH MOVE-ON	9,500	11/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0627/0734	5/31/1991	WD	Q	V		14,500

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: MUSFELDT DONALD E

85377 BROOKE ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0752	USP	0	100	12	16	192.00	SF	15.00	15.00	100	1994	1994	3	20	576	
2	0350	CARPORT WD	0	100	17	32	544.00	SF	8.58	8.58	100	1994	1994	3	20	934	
3	0681	POLE SHED	0	100	7	14	98.00	SF	15.00	15.00	100	1995	1995	3	20	294	
4	1242	WD DECK A	0	100	11	10	110.00	SF	10.00	10.00	100	1997	1997	3	20	220	
5	0751	UOP	0	100	16	8	128.00	SF	10.00	10.00	100	1994	1994	3	20	256	
6	1242	WD DECK A	0	100	24	9	216.00	SF	10.00	10.00	100	1999	1999	3	20	432	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S27 E23 N4 E6 S4 E19 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,712

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