BLOCK 1 LOT 3 R622383
IN OR 757 PG 877
YULEE WOODS #4 PB 5/301 & 302

BUSH TONY R/SIKES DAWN L
137 LAKE MANOR DR
KINGSLAND, GA 31548

2025

42-2N-27-4614-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

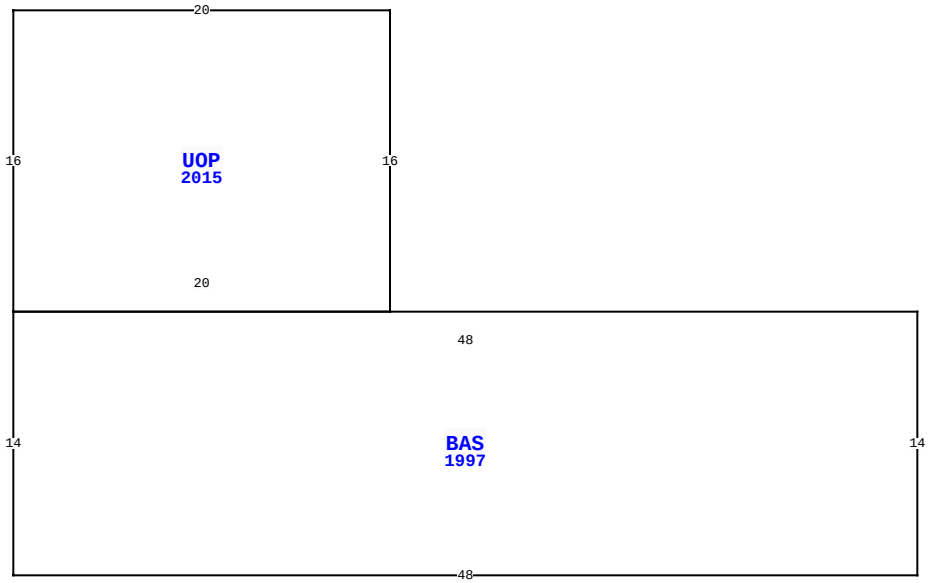
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	672	100	1997	672	15,419
UOP	320	25	2015	80	1,835
TOTALS	992			752	17,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	752	95.6000	76.48	57,513	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr



85307 DUANE RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,254
TOTAL MARKET OB/XF VALUE	3,858
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	106,112
SOH/AGL Deduction	34,487
ASSESSED VALUE	71,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,625
TOTAL JUST VALUE	106,112
NCON VALUE	2,328
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971718	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/0877	4/19/1996	WD	Q	V		16,500

GRANTOR: SHEFFIELD WILLIAM F E

GRANTEE: BUSH TONY R & DAWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W48 S14 E48 N14 $
UOP=[YR=2015;ORIG=-48,0] E20 N16 W20 S16 $
.

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	0	15	10	150.00	SF	15.00	15.00	100	2013	2013	3	68	1,530	
2	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2025	2023		97	2,328	

LAND DESCRIPTION

TOTAL OB/XF 3,858

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	0		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