PT OF LOT 31 IN SEC 43
IN OR 2509/188
R359432 & R359433

WASHINGTON ADDISON & EOLA L/E/
P O BOX 1714
YULEE, FL 32041-1714

2025

42-3N-28-5080-0031-0070

BUILDING CHARACTERISTICS

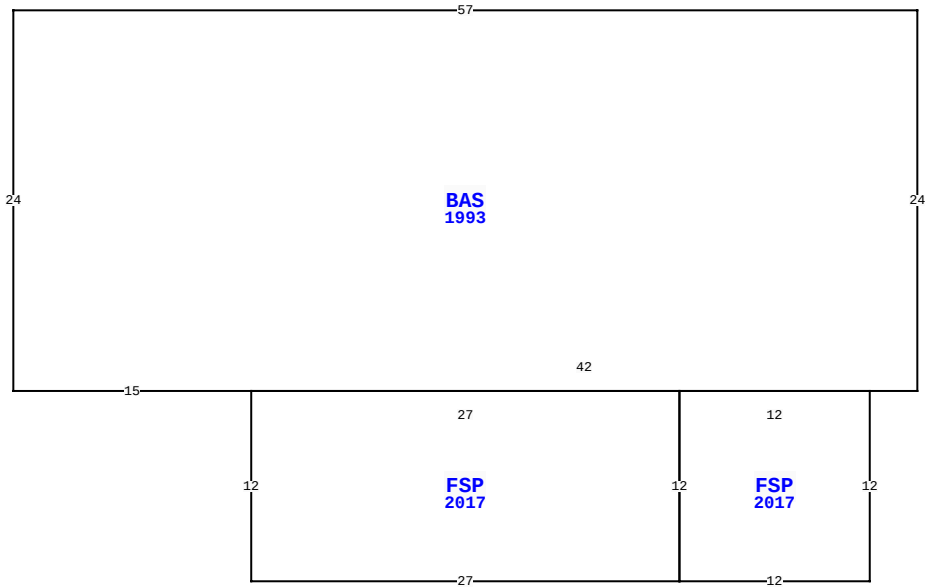
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	35,852
FSP	144	60	2017	86	2,254
FSP	324	60	2017	194	5,084
TOTALS	1,836			1,648	43,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,648	109.2000	87.36	143,969	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr 1989



97061 ADDISON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,191
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		121,550
TOTAL MARKET VALUE		166,841
SOH/AGL Deduction		108,527
ASSESSED VALUE		58,314
TOTAL EXEMPTION VALUE	HX HB	33,314
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0188	10/27/2021	LE	Q	I	11	100
GRANTOR: WASHINGTON ADDISON &						
GRANTEE: SINGLETARY ALLYSON						
1187/1037	11/10/2003	QC	Q	I	01	100
GRANTOR: WASHINGTON EULA						
GRANTEE: WASHINGTON ADDISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E15 FSP=[YR=2017] S12 E27
FSP=[YR=2017] E12 N12 W12 S12$ N12 W27$ E42 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0008	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	85,000.00	85,000.00	121,550							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.43 Total Land Value: 121,550 Market: 0 Agricultural: 0 Common: 121,550 PRINTED 07/30/2025 BY SYS