L/E OR 1450/107
R108387 & R108388

THOMPSON ROBERT E & BONNIE L/E/
85019 LINDA RD
YULEE, FL 32097

**2025**

**43-2N-27-0000-0001-0090**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |

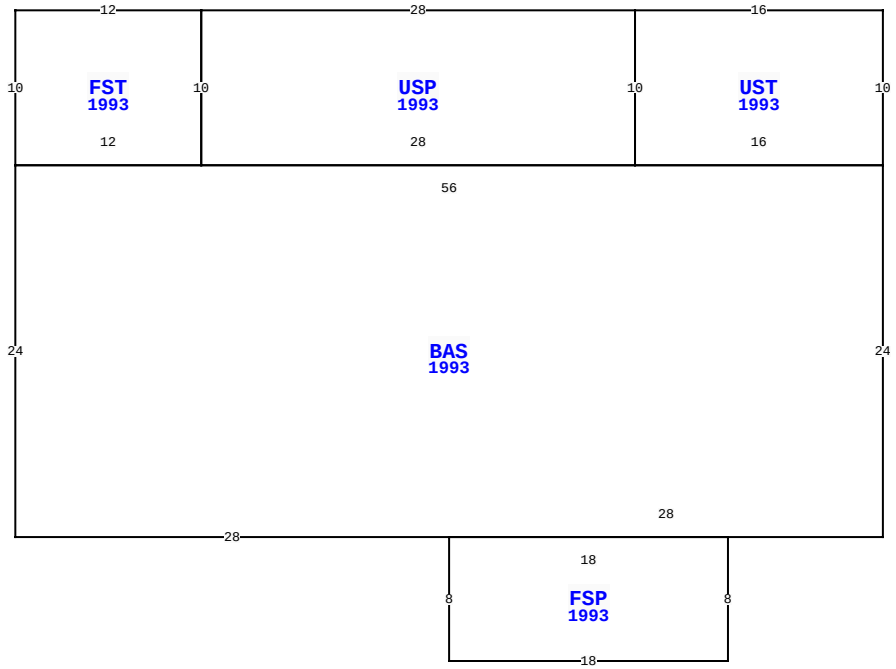
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,344 | 100 | 1993 | 1,344 | 31,934 |
| FSP | 144 | 60 | 1993 | 86 | 2,043 |
| FST | 120 | 65 | 1993 | 78 | 1,853 |
| USP | 280 | 50 | 1993 | 140 | 3,326 |
| UST | 160 | 55 | 1993 | 88 | 2,091 |
| TOTALS | 2,048 | | | 1,736 | 41,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,736 | 99.0000 | 79.20 | 137,491 | 1984 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr 1985




85019 LINDA RD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 41,247 |
| TOTAL MARKET OB/XF VALUE | | 3,501 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 172,248 |
| SOH/AGL Deduction | | 111,478 |
| ASSESSED VALUE | | 60,770 |
| TOTAL EXEMPTION VALUE | HX HB SL | 60,770 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 172,248 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 159,653 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1450/0107 | 10/05/2006 | QC | U | I | 07 | 100 |
| GRANTOR: THOMPSON ROBERT EARL | | | | | | |
| GRANTEE: THOMPSON RAYMOND N | | | | | | |
| 1434/1887 | 8/04/2006 | QC | Q | I | 06 | 100 |
| GRANTOR: THOMPSON ROBERT EARL | | | | | | |
| GRANTEE: THOMPSON RAYMOND N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W16 USP=[YR=1993] W28 FST=[YR=1993] W12 S10 BAS=[YR=1993] S24 E28 FSP=[YR=1993] S8 E18 N8 W18$ E28 N24 W56$ E12 N10$ S10 E28 N10$ S10 E16 N10$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 12 | 120.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 720 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 12 | 8 | 96.00 | SF | 15.00 | 15.00 | 100 | 1985 | 1985 | 3 | 20 | 288 | |
| 3 | 0812 | CONCRETE C | 0 | 100 | 24 | 24 | 576.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 86 | 1,981 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 192 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 120.00 | SF | 6.50 | 6.50 | 100 | 1984 | 1984 | 3 | 41 | 320 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,501

| 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 | 1.50 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 127,500 | | | | | | | |

REVIEW DATE 11/15/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS