PT OF CYRUS BRIGGS GRANT
SEC 43-2N-27E IN OR 2060/1003
(EX ESMT IN OR 508/7)

ORSECH MICHAEL
85220 CASEY TRAIL
YULEE, FL 32097

2025

43-2N-27-0000-0001-0100

BUILDING CHARACTERISTICS

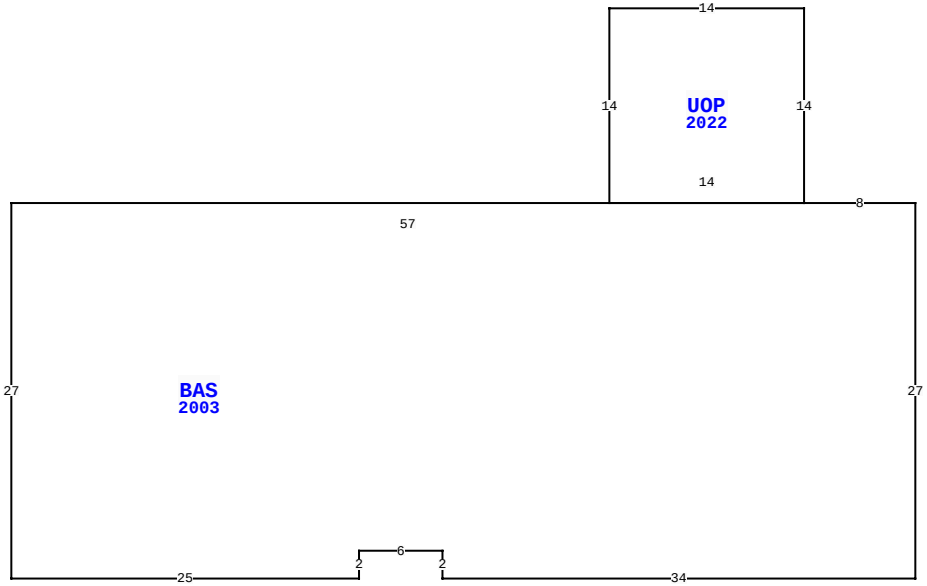
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,743	100	2003	1,743	120,848
UOP	196	25	2022	49	3,397
TOTALS	1,939			1,792	124,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,792	140.6400	119.54	214,216	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2017 Heated Area: 1743 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

85220 CASEY TRL, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		124,245
TOTAL MARKET OB/XF VALUE		4,440
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		213,685
SOH/AGL Deduction		111,941
ASSESSED VALUE		101,744
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		41,022
TOTAL JUST VALUE		213,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034083	MH MOVE-ON	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/1003	7/19/2016	SW	Q	I	01	125,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: ORSECH MICHAEL						
2042/0721	4/22/2016	SW	U	I	18	54,800
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W8 UOP=[YR=2022] N14 W14 S14 E14$ W57 S27 E25 N2 E6 S2 E34 N27$.

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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2003	2003	3	20	96	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	20	160	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
4	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2013	2013	3	93	1,209	

LAND DESCRIPTION

TOTAL OB/XF 4,440

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	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/02/2023 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS