BLOCK 2 LOT 24
IN OR 1598/507
LOFTON BLUFF 2 PB 4/92 & 93

POOLE TONEY W SR & DEBRA D
85010 DAVID ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

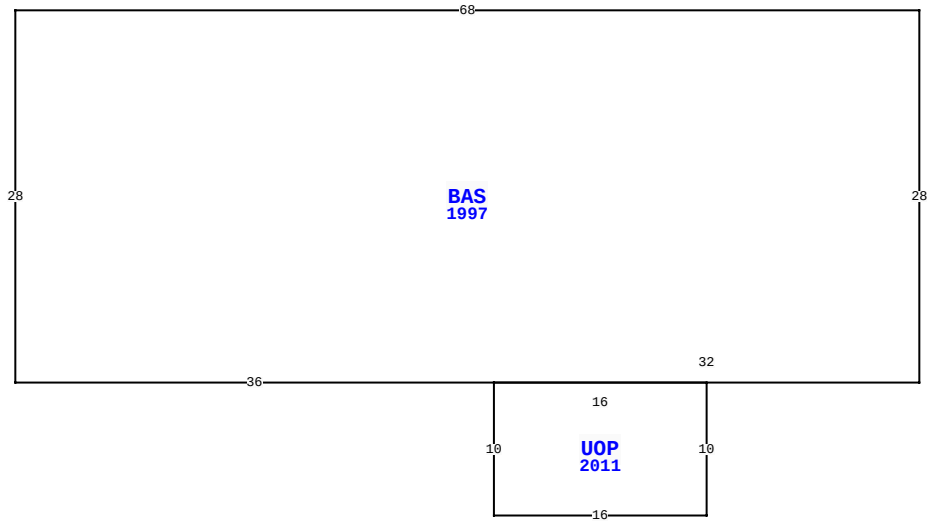
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,904	100	1997	1,904	52,459
UOP	160	25	2011	40	1,102
TOTALS	2,064			1,944	53,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,944	114.8000	91.84	178,537	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 1904 HX Base Yr 2010



85010 DAVID RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,561
TOTAL MARKET OB/XF VALUE		192
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		138,753
SOH/AGL Deduction		91,176
ASSESSED VALUE		47,577
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,577
TOTAL JUST VALUE		138,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6994	MH MOVE-ON	24,500	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1598/0507	12/23/2008	WD	Q	I	01	108,000
GRANTOR: POOLE TONEY W JR						
GRANTEE: POOLE TONEY W SR &						
1364/0133	11/02/2005	WD	U	I	23	62,000
GRANTOR: WOODS KRISTOPHER W &						
GRANTEE: POOLE TONEY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W68 S28 E36UOP=[YR=2011] S10 E16 N10 W16 $ E32 N28$.

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
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1987	1987	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 192

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