BLOCK 2 LOT 25
IN OR 1789/978
2009 TOWN DW/MH

WHELAN RICHARD J & TRACEY P
85060 DAVID RD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

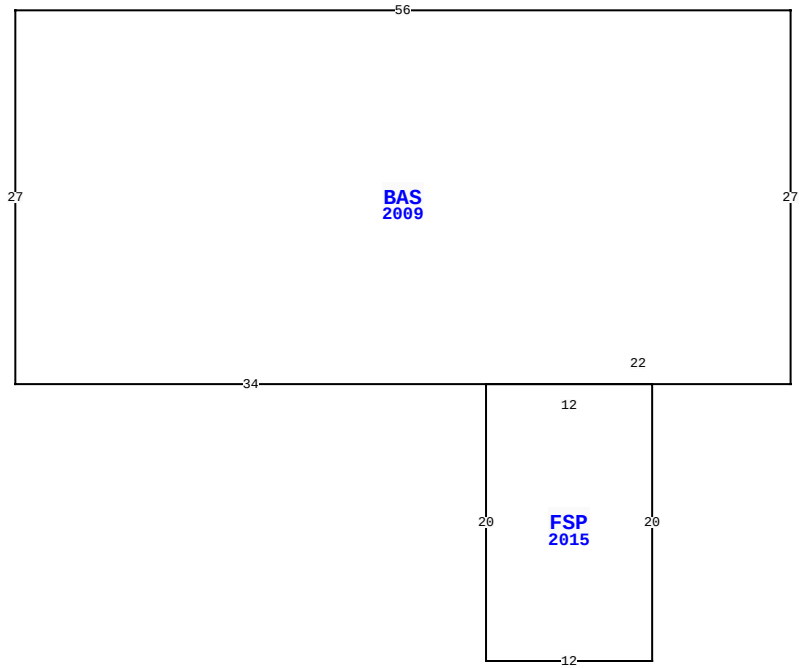
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2009	1,512	108,983
FSP	240	60	2015	144	10,379
TOTALS	1,752			1,656	119,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,656	128.4800	109.21	180,852	2009	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2016 Heated Area: 1512 HX Base Yr 2016



BLD DATE	07/09/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85060 DAVID RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,362
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		205,172
SOH/AGL Deduction		89,209
ASSESSED VALUE		115,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,241
TOTAL JUST VALUE		205,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5176	CO ISSUED	0	04/14/2009
MH5176	MH MOVE-ON	0	03/01/2009
E21677	ELEC OTHER	0	03/01/2009
M14431	MECH OTHER	0	03/01/2009
P13703	OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1789/0978	4/19/2012	WD	Q	I	02	109,500
GRANTOR: CORLEY CHRIS & LAMAR						
GRANTEE: WHELAN RICHARD J &						
1115/1958	2/25/2003	WD	U	I	07	100
GRANTOR: LOVE MICHAEL & JESSIC						
GRANTEE: CORLEY LAMAR & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S27 E34 FSP=[YR=2015] S20 E12 N20 W12$ E22 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	0810	CONCRETE A	0	100	20	7	140.00	SF	6.50	6.50	100	2009	2009	3	89	810	

LAND DESCRIPTION

TOTAL OB/XF 810

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS