BLOCK 3 LOT 3
IN OR 550 PG 188
R235944 & R235945

EDENFIELD JOHN L JR
12508 WOODLAND CIRCLE
JACKSONVILLE, FL 32218

2025

43-2N-27-4621-0003-0030

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 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

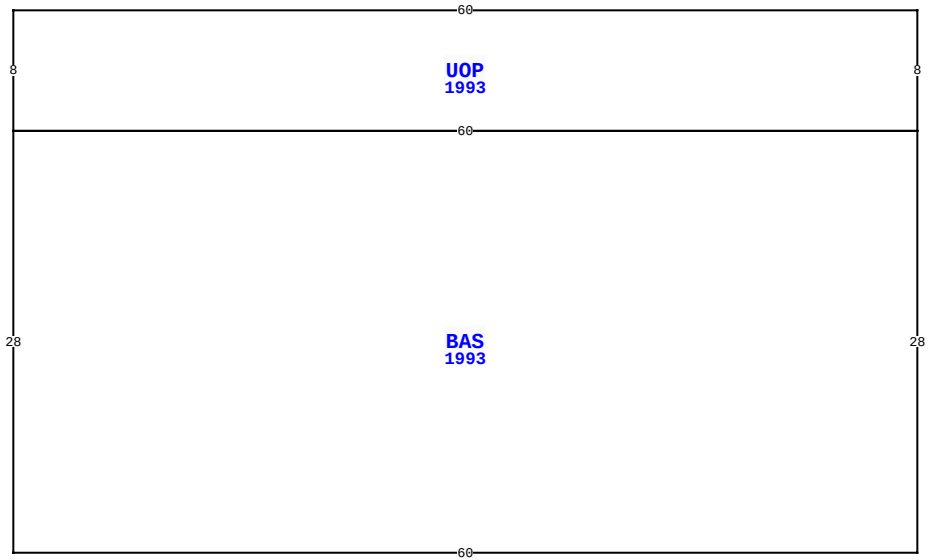
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	47,255
UOP	480	25	1993	120	3,375
TOTALS	2,160			1,800	50,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,800	117.2000	93.76	168,768	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1680 HX Base Yr



85423 STEPHEN 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	50,630
TOTAL MARKET OB/XF VALUE	5,955
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	141,585
SOH/AGL Deduction	37,914
ASSESSED VALUE	103,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,671
TOTAL JUST VALUE	141,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0550/0188	8/15/1988	WD	Q	V		15,000

GRANTOR: MORRISON GARY W
GRANTEE: EDENFIELD JOHN L JR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W60 S8 BAS=[YR=1993] S28 E60 N28 W60$ E60 N8$.

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	0	10	12	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1986	1986	3	20	288	
4	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	100	1988	1988	3	20	1,200	
5	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1986	1986	3	20	64	
6	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1987	1987	3	20	128	
7	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1993	1993	3	20	402	
8	1242	WD DECK A	0	0	8	26	208.00	SF	10.00	10.00	100	1993	1993	3	20	416	
9	0940	SHEDS/PORT	0	0	8	16	128.00	SF	20.10	20.10	100	1990	1990	3	20	515	
10	0681	POLE SHED	0	0	8	8	64.00	SF	15.00	15.00	100	1990	1990	3	20	192	

TOTAL OB/XF 5,955

LAND DESCRIPTION

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	0		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