BLOCK 4 LOT 19
IN OR 2063/1891
EX FPL ESMT OR 390/468

YATES HELEN S L/E/SPENCER DARYL T L/E
85162 DAVID RD
YULEE, FL 32097

2025

43-2N-27-4621-0004-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

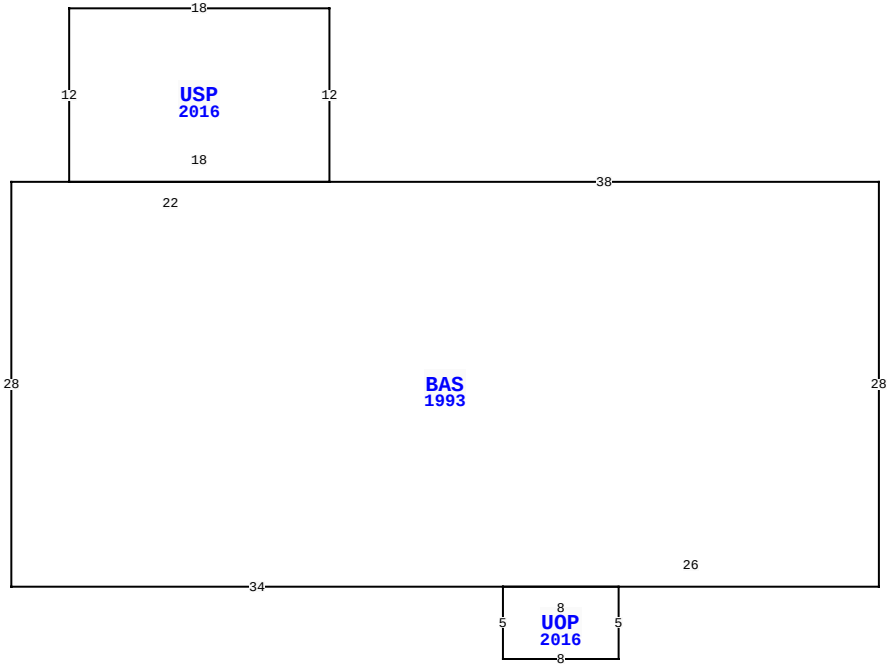
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,680	100	1993	1,680	49,594
UOP	40	25	2016	10	295
USP	216	50	2016	108	3,188
TOTALS	1,936			1,798	53,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,798	123.0000	98.40	176,923	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2016 Heated Area: 1680 HX Base Yr 2016



85162 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		66,371
TOTAL MARKET OB/XF VALUE		2,192
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		153,563
SOH/AGL Deduction		84,920
ASSESSED VALUE		68,643
TOTAL EXEMPTION VALUE	HX HB	43,643
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531335	GARAGE	29,455	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1891	8/09/2016	QC	U	I	11	100
GRANTOR: YATES HELEN S						
GRANTEE: YATES HELEN S L/E E						
1707/0093	10/22/2010	QC	U	I	11	100
GRANTOR: YATES WILEY E						
GRANTEE: YATES HELEN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 USP=[YR=2016] N12 W18 S12 E18$ W22 S28 E34
UOP=[YR=2016] S5 E8N5 W8$ E26 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2015	2015	3	95	389	

LAND DESCRIPTION

TOTAL OB/XF 2,192

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 03/23/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

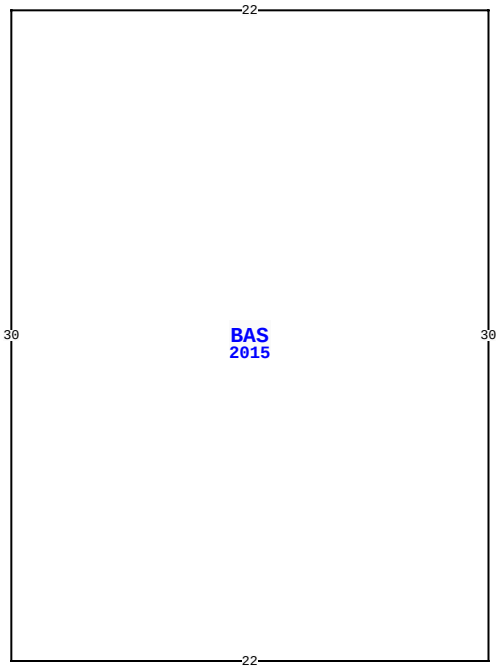
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2015	660	13,294
TOTALS	660			660	13,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	660	60.5000	22.38	14,771	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2016 Heated Area: 660 HX Base Yr 2016



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GRANTOR: YATES WILEY E						
GRANTEE: YATES HELEN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W22 S30 E22 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/23/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS