BLOCK 10 LOT 8
IN OR 2119/909
2003 REGE TW/MH

KNICKERBOCKER CHARLES & KAYLA MARIE
85075 BEACON PT
YULEE, FL 32097

2025

43-2N-27-4622-0010-0080

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	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

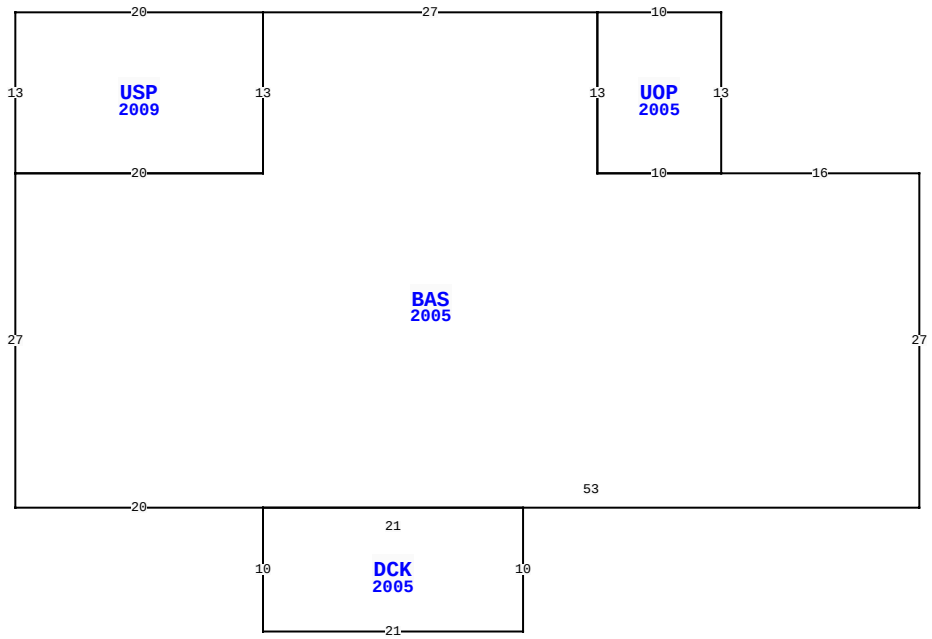
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2005	2,322	131,681
DCK	210	15	2005	32	1,815
UOP	130	25	2005	32	1,815
USP	260	50	2009	130	7,373
TOTALS	2,922			2,516	142,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,516	133.4400	113.42	285,365	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2019 Heated Area: 2322 HX Base Yr 2019



85075 BEACON PT, YULEE

BLD DATE	07/06/2015 KK	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		142,682
TOTAL MARKET OB/XF VALUE		1,720
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		229,402
SOH/AGL Deduction		76,025
ASSESSED VALUE		153,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,655
TOTAL JUST VALUE		229,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922920	ADDITION	2,000	10/01/2009
MH024010	MH MOVE-ON	0	12/01/2002
MH013460	MH MOVE-ON	0	04/01/2001
94-1168	CHNGE SRVC	220	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2119/0909	4/12/2017	WD	Q	I	01	149,900
GRANTOR: ROCKWOOD PAUL F & DAR						
GRANTEE: KNICKERBOCKER CHARL						
1580/0989	8/08/2008	WD	Q	I		145,000
GRANTOR: STOUT GARLAND E & MAX						
GRANTEE: ROCKWOOD PAUL F & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 UOP=[YR=2005] N13 W10 S13 E10 $ W10 N13
W27 USP=[YR=2009] W20 S13 E20 N13 $ S13 W20 S27 E20
DCK=[YR=2005] S10 E21 N10 W21 $ E53 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 1,720

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 03/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS