LOT 17
IN OR 1419/1030
2000 SKYO DW/MH

SHEDD COFI W
85115 JAMIE ROAD
YULEE, FL 32097

2025

43-2N-27-4642-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

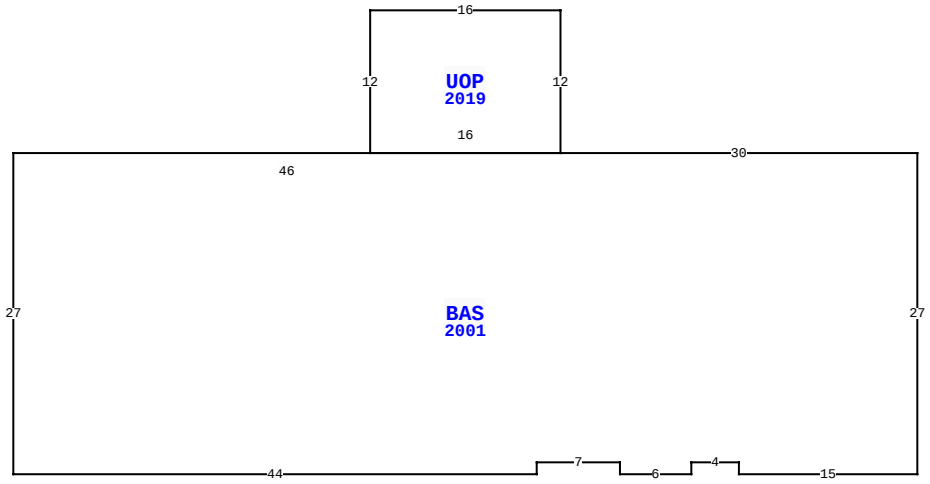
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100	2001	2,041	142,738
UOP	192	25	2019	48	3,357
TOTALS	2,233			2,089	146,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,089	152.3600	129.51	270,546	2000	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2002 Heated Area: 2041 HX Base Yr 2002



85115 JAMIE 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		146,095
TOTAL MARKET OB/XF VALUE		2,072
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		233,167
SOH/AGL Deduction		149,548
ASSESSED VALUE		83,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,897
TOTAL JUST VALUE		233,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003131	MH MOVE-ON	0	06/01/2000
95-1016	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1030	6/12/2006	QC	Q	I	01	100
GRANTOR: SHEDD GERALD DERRELL						
GRANTEE: SHEDD COFI W						
0926/1059	3/31/2000	WD	Q	I	05	35,000
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: SHEDD DERRELL & COF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 UOP=[YR=2019] N12 W16 S12 E16$ W46 S27 E44 N1 E7 S1 E6 N1 E4 S1 E15 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	1242	WD DECK A	0	100	0	0	280.00	SF	10.00	10.00	100	2017	2017	3	74	2,072	

LAND DESCRIPTION

TOTAL OB/XF 2,072

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 12/20/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS