LOT 41
IN OR 2220/1266
WILSON NECK HILLS PB 4/62

CARROLL THERESA L
85262 LINDA RD
YULEE, FL 32097

2025

43-2N-27-4642-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

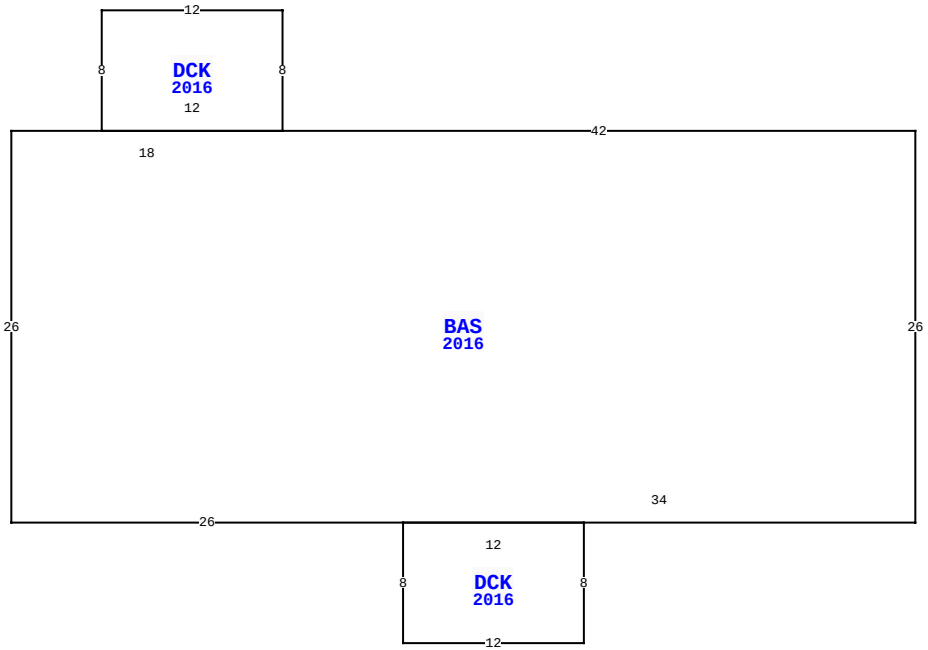
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,560	100	2016	1,560	124,326
DCK	96	15	2016	14	1,116
DCK	96	15	2016	14	1,116
TOTALS	1,752			1,588	126,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,588	117.2000	99.62	158,197	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2019 Heated Area: 1560 HX Base Yr 2019



85262 LINDA 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		126,558
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		211,558
SOH/AGL Deduction		78,776
ASSESSED VALUE		132,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,060
TOTAL JUST VALUE		211,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165758	MH MOVE-ON	0	07/01/2016
B1632335	DEMOLITION	0	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/1266	8/31/2018	WD	Q	I	01	120,000
GRANTOR: EDWARDS DEBRA L						
GRANTEE: CARROLL THERESA L						
2044/1289	5/10/2016	SW	U	I	37	28,000
GRANTOR: FIRST COAST INC						
GRANTEE: EDWARDS DEBRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W42 DCK=[YR=2016] N8 W12 S8 E12$ W18 S26 E26
DCK=[YR=2016] S8 E12 N8 W12$ E34 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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