LOTS 43 & 44
IN OR 1942/244
2000 HOMD DW/MH

STANFIELD JOHN H & MANDY C
85176 LINDA RD
YULEE, FL 32097

2025

43-2N-27-4642-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

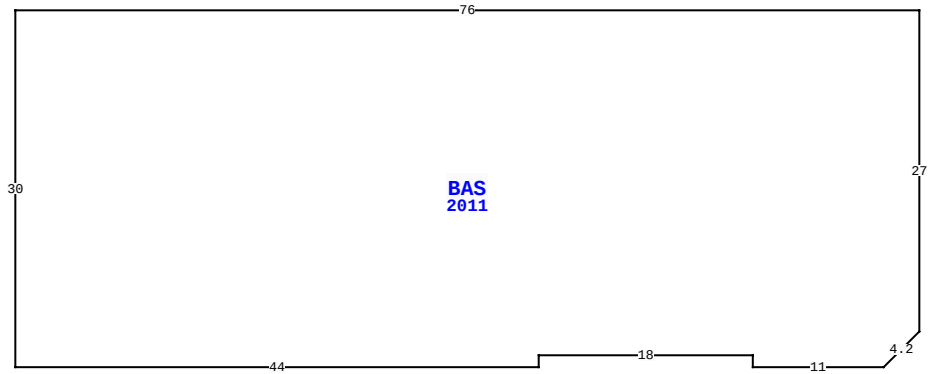
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD4 Adjustme	30	. 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	2,258	100	2011	2,258	124,309
TOTALS	2,258			2,258	124,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,258	147.2000	125.12	282,521	2000	2000	0	0	0	56.00	44.00

4 M/H 94+ – 100% - 2015 Heated Area: 2258 HX Base Yr 2015



85176 LINDA RD, YULEE

BLD DATE	03/12/2010 RK	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		124,309
TOTAL MARKET OB/XF VALUE		15,847
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		310,156
SOH/AGL Deduction		177,371
ASSESSED VALUE		132,785
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,063
TOTAL JUST VALUE		310,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5374	CO ISSUED	0	02/13/2012
E23847	NEW CONSTR	0	10/01/2011
M16570	H/AC	0	10/01/2011
P15014	NEW CONSTR	0	10/01/2011
MH044361	MH MOVE-ON	0	07/01/2004
MH982503	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/0244	10/09/2014	WD	Q	I	01	141,000
GRANTOR: BITTNER CHERYL						
GRANTEE: STANFIELD JOHN HENR						
1921/1874	6/06/2014	WD	U	I	11	100
GRANTOR: BITTNER CHERYL & HERB						
GRANTEE: BITTNER CHERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S30 E44 N1 E18 S1 E11 U3 R3 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	0812	CONCRETE C	0	100	24	28	672.00	SF	4.00	4.00	100	1984	1984	3	41	1,102	
2	0510	GARAGE WD-	0	100	22	24	528.00	SF	35.00	35.00	100	1984	1984	3	20	3,696	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	1990	1990	3	20	468	
4	0681	POLE SHED	0	100	26	15	390.00	SF	7.50	7.50	100	2011	2011	3	60	1,755	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
6	0940	SHEDS/PORT	0	100	24	10	240.00	SF	15.00	15.00	100	2010	2010	3	40	1,440	
7	0940	SHEDS/PORT	0	100	24	10	240.00	SF	15.00	15.00	100	2010	2010	3	40	1,440	
8	0351	CARPORT MT	0	100	19	18	342.00	SF	6.60	6.60	100	2005	2005	3	22	497	
9	0940	SHEDS/PORT	0	100	20	12	240.00	SF	19.50	19.50	100	2010	2010	3	40	1,872	
10	0751	UOP	0	100	20	6	120.00	SF	10.00	10.00	100	2010	2010	3	56	672	

TOTAL OB/XF 15,847

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	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS