LOT 45 IN OR 2070/1543
2006 FTWD DW/MH
WILSON NECK HILLS PB 4/62

SUTTON JOEY F
85142 LINDA RD
YULEE, FL 32097

2025

43-2N-27-4642-0045-0000

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
Quality	03	Quality Level 03

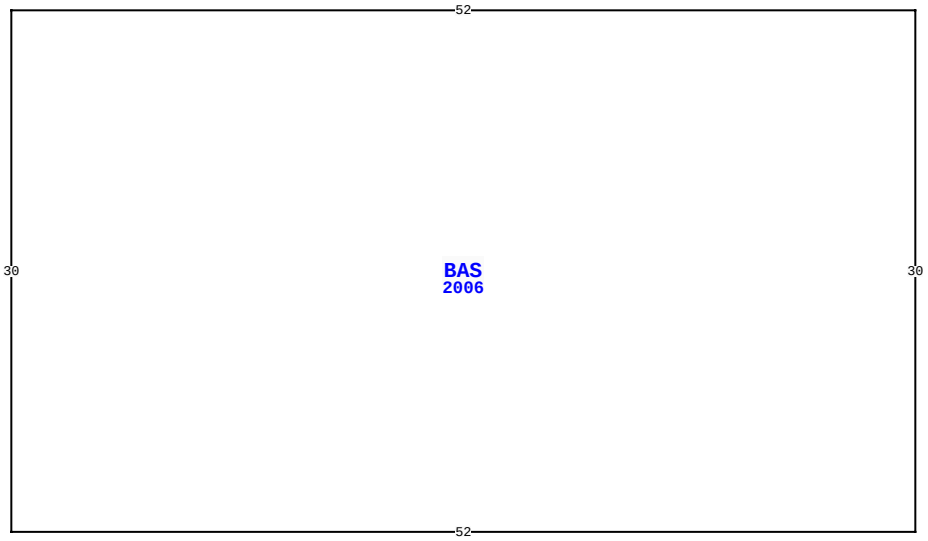
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2006	1,560	87,028
TOTALS	1,560			1,560	87,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	99.62	155,407	2006	2006	0	0	0	44.00	56.00

2 M/H 94+ – 100% - 2017 Heated Area: 1560 HX Base Yr 2017



85142 LINDA RD, YULEE

BLD DATE	02/18/2009	KK	LGL DATE	
XF DATE	04/11/2007	JM	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,683
TOTAL MARKET OB/XF VALUE		19,769
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		215,452
SOH/AGL Deduction		86,110
ASSESSED VALUE		129,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,620
TOTAL JUST VALUE		215,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903366	STEEL GAR	58,000	04/03/2019
MH4788	MH MOVE-ON	0	07/18/2006
M0611593	H/AC	0	06/01/2006
P0611197	OTHER	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/1543	9/06/2016	SW	U	I	18	56,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: SUTTON JOEY F						
2047/1606	12/16/2015	SW	U	I	12	100
GRANTOR: SELENE FINANCE LP						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 S30 E52 N30$.

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	0811	CONCRETE B	0	100	40	18	432.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,112	
2	0810	CONCRETE A	0	100	20	24	480.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,544	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2019	2019	3	82	1,574	
4	0810	CONCRETE A	0	100	0	0	288.00	SF	4.55	4.55	100	1987	1987	3	49.5	649	
5	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2019	2019	3	87	11,693	
6	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2019	2019	3	82	1,968	
7	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	2019	2019	3	97	1,229	

LAND DESCRIPTION

TOTAL OB/XF 19,769

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/10/2019 BY NWTW 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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YULEE, FL 32097

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	06	Quality Level 06

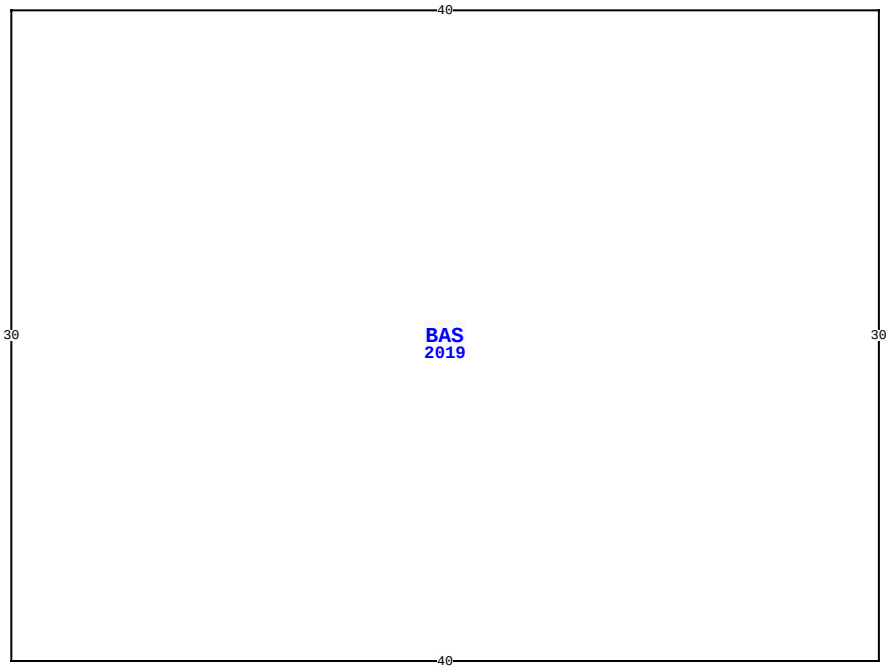
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	23,655
TOTALS	1,200			1,200	23,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	20.75	24,900	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2017 Heated Area: 1200 HX Base Yr 2017



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GRANTOR: SELENE FINANCE LP						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 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 12/10/2019 BY NWTW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS