TRACT 4
PT OR 554/682
R434120 & R434121

SAPP E J & PATRICIA T
85099 LINDA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-000A-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

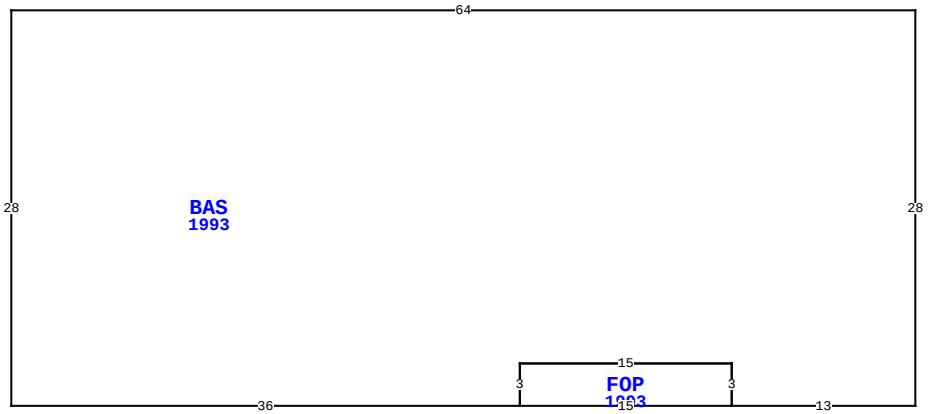
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1993	1,747	51,991
FOP	45	30	1993	14	417
TOTALS	1,792			1,761	52,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,761	124.0000	99.20	174,691	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1747 HX Base Yr 1992



85099 LINDA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		52,407
TOTAL MARKET OB/XF VALUE		9,282
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		146,689
SOH/AGL Deduction		94,978
ASSESSED VALUE		51,711
TOTAL EXEMPTION VALUE	HX HB	26,711
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S28 E36 FOP=[YR=1993] E15 N3 W15 S3$ N3 E15 S3 E13 N28$.

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	8	9	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1988	1988	3	20	1,158	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
4	0510	GARAGE WD-	0	100	20	20	400.00	SF	29.75	29.75	100	1998	1998	3	25	2,975	
5	0752	USP	0	100	18	12	216.00	SF	15.00	15.00	100	1997	1997	3	24	778	
6	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	1996	1996	3	23	1,987	

LAND DESCRIPTION

TOTAL OB/XF 9,282

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 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