TRACT 5
CASE #2004-CA-383
2011 FLTW DW/MH

MCDONALD JANET I
85057 LINDA ROAD
YULEE, FL 32097-4889

2025

43-2N-27-4643-000A-0050

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

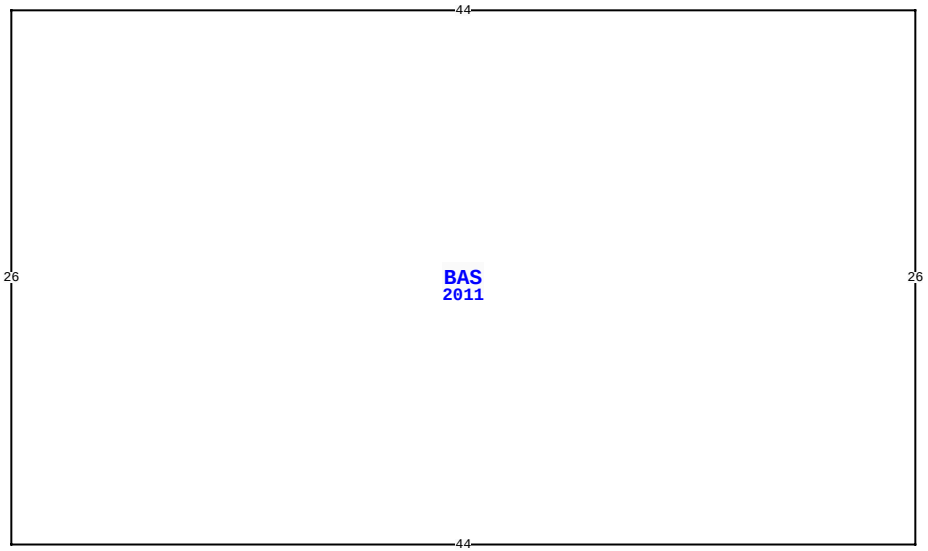
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	2011	1,144	72,689
TOTALS	1,144			1,144	72,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,144	116.8000	99.28	113,576	2010	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2013 Heated Area: 1144 HX Base Yr 2013



85057 LINDA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,689
TOTAL MARKET OB/XF VALUE		3,255
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		160,944
SOH/AGL Deduction		84,779
ASSESSED VALUE		76,165
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		20,443
TOTAL JUST VALUE		160,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5318	CO ISSUED	0	02/02/2011
P14568	NEW CONSTR	0	12/01/2010
M15821	H/AC	0	12/01/2010
P14568	NEW CONSTR	0	12/01/2010
B23380	DEMOLITION	100	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0533/0096	12/15/1987	WD	Q	I		18,500
GRANTOR: STEBBINS BRENDA KAY						
GRANTEE: DAVIS LARRY						
0533/0093	12/15/1987	WD	U	V		6,500
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: STEBBINS BRENDA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W44 S26 E44 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,255

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