TRACT 46 R673345
IN OR 2066/1002
WILSON NECK HILLS 2 UNR

BIXLER SHAWN & APRYLLE
85287 LINDA ROAD
YULEE, FL 32097

2025

43-2N-27-4643-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

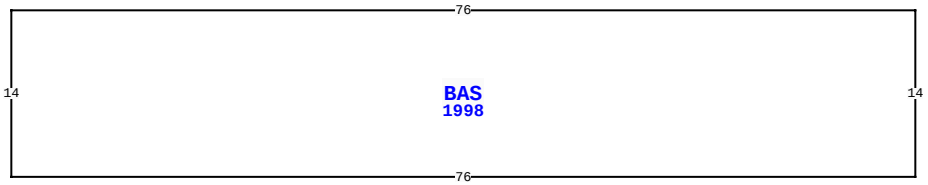
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,064	100	1998	1,064	60,674
TOTALS	1,064			1,064	60,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	119.8000	101.83	108,347	1996	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2018 Heated Area: 1064 HX Base Yr 2018



85287 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		97,596
TOTAL MARKET OB/XF VALUE		325
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		182,921
SOH/AGL Deduction		62,657
ASSESSED VALUE		120,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,542
TOTAL JUST VALUE		182,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982108	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2066/1002	8/19/2016	WD	Q	I	01	106,000
GRANTOR: LEA ZACHARY S						
GRANTEE: BIXLER SHAWN & APRY						
1173/0164	9/18/2003	WD	Q	I		65,000
GRANTOR: ACUFF JASON & KIMBERL						
GRANTEE: LEA ZACHARY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S14 E76 N14$.

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	0751	UOP	0	100	14	8	112.00	SF	10.00	10.00	100	2002	2002	3	29	325	

LAND DESCRIPTION

TOTAL OB/XF 325

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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

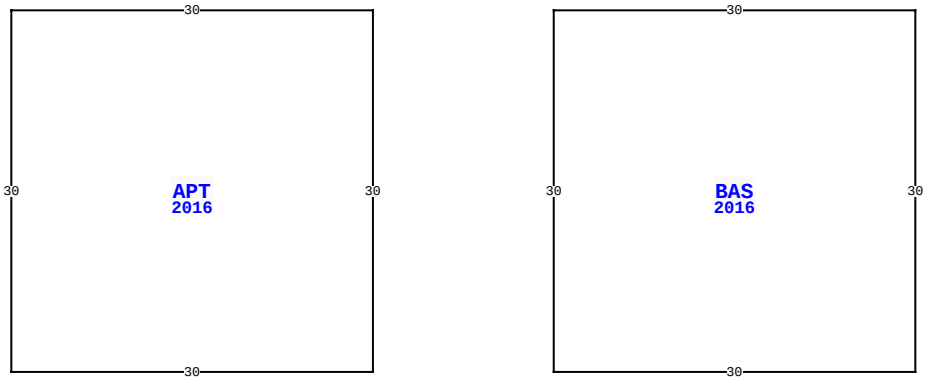
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100	2016	900	18,461
BAS	900	100	2016	900	18,461
TOTALS	1,800			1,800	36,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	69.3000	25.64	46,152	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2018 Heated Area: 1800 HX Base Yr 2018



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GRANTEE: BIXLER SHAWN & APRY						
1173/0164	9/18/2003	WD	Q	I		65,000
GRANTOR: ACUFF JASON & KIMBERL						
GRANTEE: LEA ZACHARY S						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2016] W30 S30 E30 N30$ PTR= E15 BAS=[YR=2016] E30 S30 W30 N30$ W15$.

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 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