BLOCK 2 LOT 3
WILSON NECK LANDING 2 PB 4/72

HOLLON DOUGLAS R & DAWN
85171 SARA ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	06	Quality Level 06

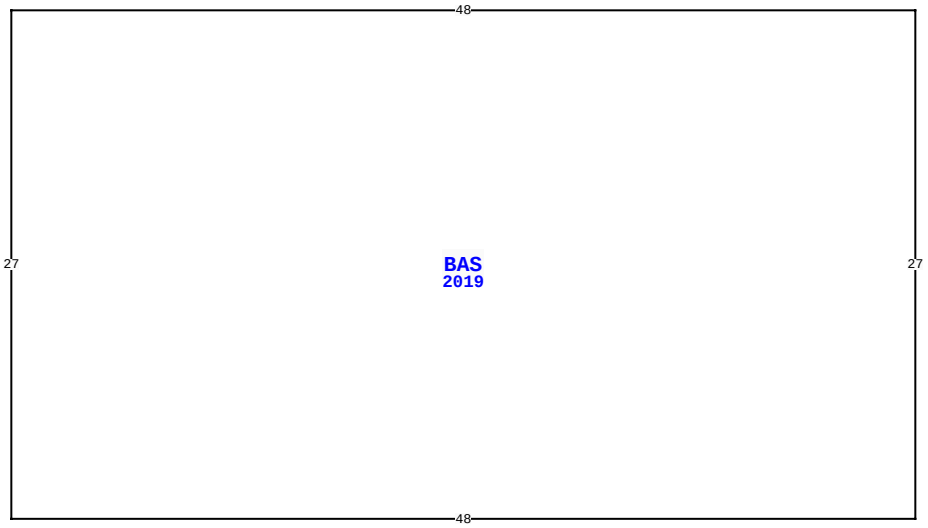
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2019	1,296	155,554
TOTALS	1,296			1,296	155,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	151.8400	129.06	167,262	2019	2019	0	0	0	7.00	93.00

2 M/H 94+ – 100% - 2020 Heated Area: 1296 HX Base Yr 2020



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,554
TOTAL MARKET OB/XF VALUE		3,985
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		244,539
SOH/AGL Deduction		81,986
ASSESSED VALUE		162,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,831
TOTAL JUST VALUE		244,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004099	CO ISSUED	0	04/24/2019
B1632677	DEMOLITION	0	07/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/0728	3/19/2019	WD	Q	I	01	45,000
GRANTOR: CLOER PATSY L						
GRANTEE: HOLLON DOUGLAS R &						
1727/0577	2/28/2011	PR	U	I	19	100
GRANTOR: CLOER PATSY L P/R						
GRANTEE: CLOER PATSY L						

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

85171 SARA RD, YULEE

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	0	0	790.00	SF	5.20	5.20	100	2019	2019	3	97	3,985	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,985

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 03/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS