BLOCK 2 LOT 6
ESMT IN OR 448/323
WILSON NECK LANDING 2 PB 4/72

MONTGOMERY MARK
85089 SARA RD
YULEE, FL 32097

2025

43-2N-27-4648-0002-0060

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 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	04	Quality Level 04

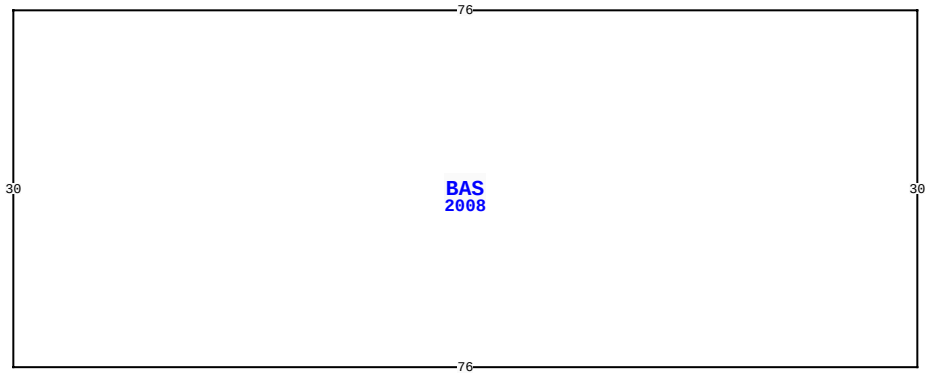
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2008	2,280	144,908
TOTALS	2,280			2,280	144,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.9200	109.58	249,842	2007	2007	0	0	0	42.00	58.00

2 M/H 94+ – 0% - 2025 Heated Area: 2280 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	144,908
TOTAL MARKET OB/XF VALUE	6,276
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	236,184
SOH/AGL Deduction	0
ASSESSED VALUE	236,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,184
TOTAL JUST VALUE	236,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5150	CO ISSUED	0	01/23/2009
M14280	MECH OTHER	0	12/01/2008
P13590	OTHER	0	12/01/2008
MH085150	MH MOVE-ON	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2794/928	6/12/2025	WD	Q	I	01	349,900
GRANTOR: SOFIA HOMES LLC						
GRANTEE: MONTGOMERY MARK						
2758/185	12/18/2024	WD	U	I	16	133,000
GRANTOR: ADAMS JOHN PATRICK						
GRANTEE: SOFIA HOMES LLC						

BLD DATE	04/21/2009 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85089 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	1243	WD DECK F	0	0	10	3	30.00	SF	8.00	8.00	100	1997	1997	3	20	48	
2	0752	USP	0	0	24	12	288.00	SF	15.00	15.00	100	2019	2019	3	87	3,758	
3	1243	WD DECK F	0	0	16	10	160.00	SF	8.00	8.00	100	1997	1997	3	20	256	
4	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	
5	0940	SHEDS/PORT	0	0	15	15	225.00	SF	30.00	30.00	100	1998	1998	3	20	1,350	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 6,276

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	0	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 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS