BLOCK 2 LOT 8
WILSON NECK LANDING 2 PB 4/72

ZEAKES ASA J/SELLEY-ZEALES AMANDA M
85339 FAYE ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

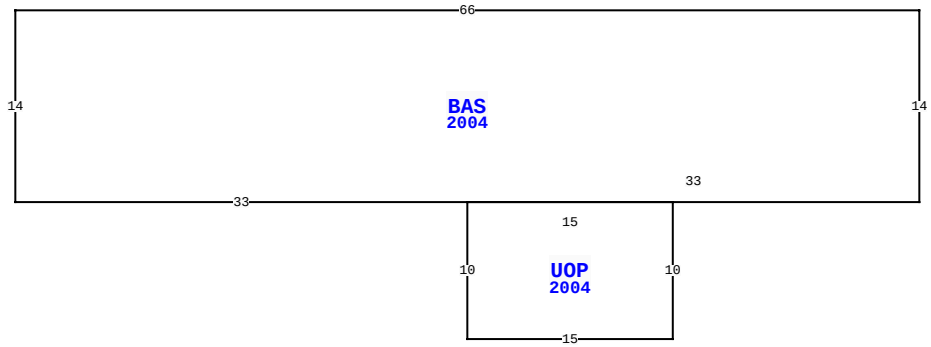
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2004	924	42,299
UOP	150	25	2004	38	1,740
TOTALS	1,074			962	44,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	962	122.4000	104.04	100,086	1996	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2005 Heated Area: 924 HX Base Yr 2005



85339 FAYE 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		64,513
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		149,513
SOH/AGL Deduction		81,325
ASSESSED VALUE		68,188
TOTAL EXEMPTION VALUE	HX HB	43,188
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,513
NCON VALUE		20,475
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,586

MISC STRG BLDGS/ POLE SHEDS = NV : KW 1/2025
RP:12221858
SW/MH/ID:WHC005580GA __ 1996 CLAY (2005)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006125	MOD MTL 30X30= 90	57,771	05/21/2024
MH44369	MH MOVE-ON	0	06/01/2004
5329	NEW CONSTR	1,600	08/31/1988
2700	H/AC	1,900	08/25/1988
3149	NEW CONSTR	1,500	08/02/1988
5257	TEMP POLE	0	07/28/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2758/948	12/26/2024	QC	U	I	11	100

GRANTOR: SANDERS GENE L III
GRANTEE: ZEAKES ASA J

1221/0437	4/12/2004	WD	U	I	10	100

GRANTOR: MILLER CHARLES D
GRANTEE: SANDERS GENE L III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W66 S14 E33 UOP=[YR=2004] S10 E15 N10 W15$ E33 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/03/2025 BY KWX 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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2025

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BUILDING CHARACTERISTICS

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Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

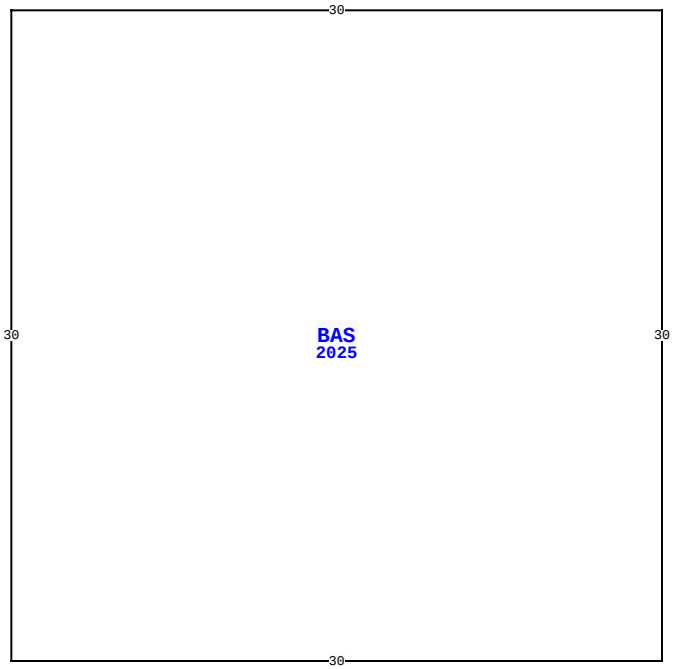
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2025	900	20,475
TOTALS	900			900	20,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	22.98	20,682	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 900 HX Base Yr 2005



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: ZEAKES ASA J						
1221/0437	4/12/2004	WD	U	I	10	100
GRANTOR: MILLER CHARLES D						
GRANTEE: SANDERS GENE L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E30 S30 W30 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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