BLOCK 4 LOT 4
2015 LIOH DW/MH
IN OR 2184/1702

SPENCER DARYL JR
85244 FAYE ROAD
YULEE, FL 32097

2025

43-2N-27-4648-0004-0040

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

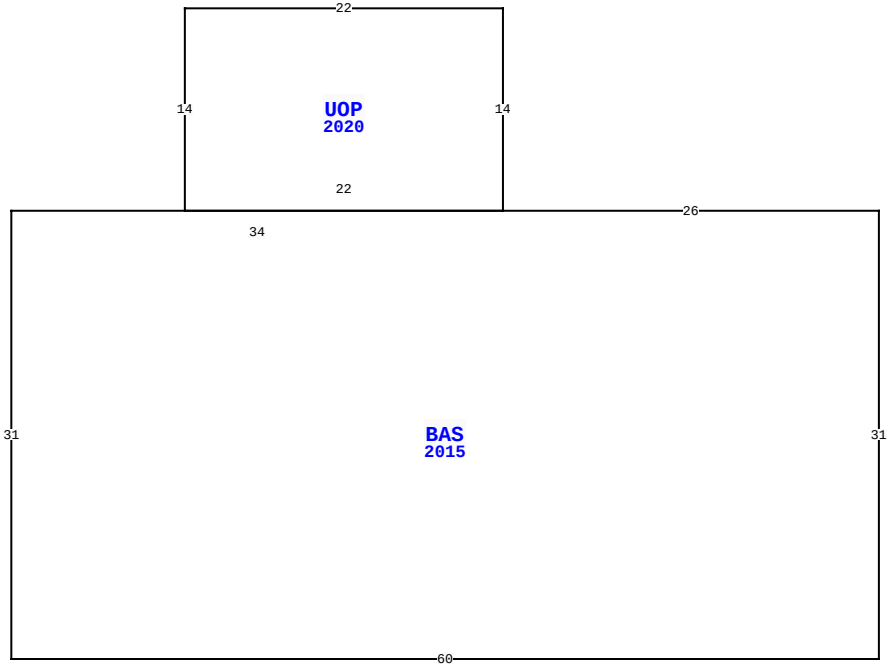
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2015	1,860	152,864
UOP	308	25	2020	77	6,329
TOTALS	2,168			1,937	159,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,937	128.9200	109.58	212,256	2015	2015	0	0	0	25.00	75.00

2 M/H 94+ – 100% - 2019 Heated Area: 1860 HX Base Yr 2019



BLD DATE	11/06/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85244 FAYE RD, YULEE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,192
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		244,192
SOH/AGL Deduction		80,979
ASSESSED VALUE		163,213
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,491
TOTAL JUST VALUE		244,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155685	MH MOVE-ON	0	10/01/2015
B1530132	DEMOLITION	0	03/01/2015
E985027	CHNGE SRVC	1,000	08/04/1998
8549	MH MOVE-ON	8,200	05/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1702	3/09/2018	WD	Q	I	01	164,000
GRANTOR: PITTMAN CHRISTINE D						
GRANTEE: SPENCER DARYL JR						
1961/1345	11/18/2014	QC	U	I	11	100
GRANTOR: PITTMAN WILLIAM H						
GRANTEE: PITTMAN CHRISTINE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 UOP=[YR=2020] N14 W22 S14 E22$ W34 S31 E60 N31$.

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		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