BLOCK 4 LOT 6 R106927
IN OR 1787/393
WILSON NECK LANDING 2 PB 4/72

DUNLEAVY FMLY TRUST/DUNLEAVY VIRGINIA L TRUSTEE
86150 VIRGINIA LN
YULEE, FL 32097

2025

43-2N-27-4648-0004-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

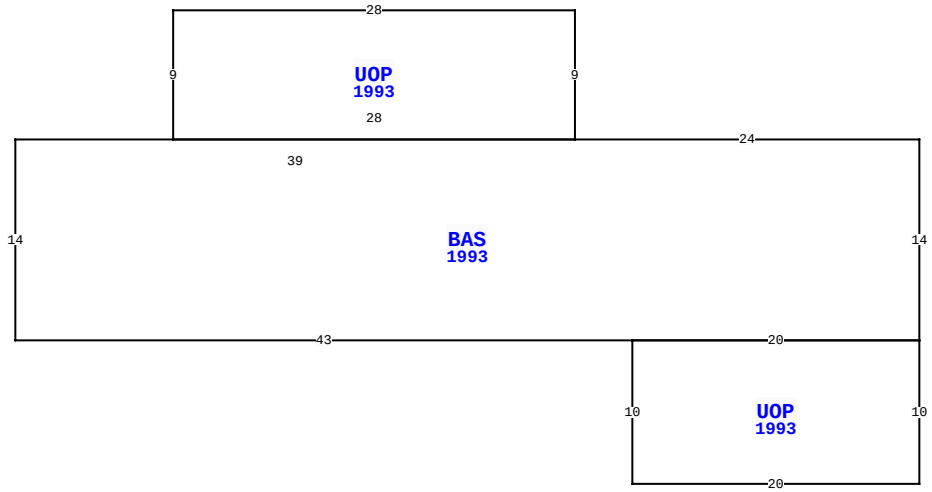
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	20,152
UOP	200	25	1993	50	1,142
UOP	252	25	1993	63	1,439
TOTALS	1,334			995	22,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	995	95.2000	76.16	75,779	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 882 HX Base Yr



85298 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	22,734
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	107,734
SOH/AGL Deduction	34,564
ASSESSED VALUE	73,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,170
TOTAL JUST VALUE	107,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/0393	4/03/2012	QC	U	I	11	100
GRANTOR: DUNLEAVY JOHN J & VIR						
GRANTEE: DUNLEAVY JOHN J & V						
0743/0558	11/02/1995	WD	Q	I	06	7,000
GRANTOR: DOODS LINDA E MARTIN						
GRANTEE: DUNLEAVY JOHN & VIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] N9 W28 S9 E28$ W39 S14 E43
UOP=[YR=1993] S10 E20 N10 W20$ E20 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	0		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