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

KING CHRISTINA I L/E/
85356 FAYE RD
YULEE, FL 32097

2025

43-2N-27-4648-0004-0080

BUILDING CHARACTERISTICS

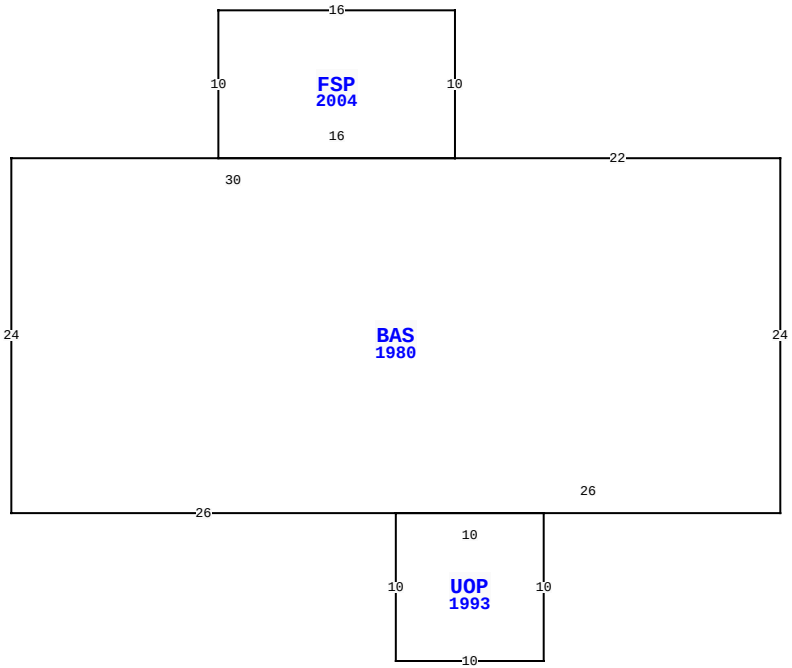
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	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	1,248	100	1980	1,248	35,104
FSP	160	60	2004	96	2,700
UOP	100	25	1993	25	703
TOTALS	1,508			1,369	38,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,369	117.2000	93.76	128,357	1980	1980	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2017 Heated Area: 1248 HX Base Yr 2017



BLD DATE	02/20/2008 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85356 FAYE RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		38,507
TOTAL MARKET OB/XF VALUE		5,770
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		129,277
SOH/AGL Deduction		71,064
ASSESSED VALUE		58,213
TOTAL EXEMPTION VALUE	HX HB	33,213
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/379	6/03/2025	LE	U	I	11	100
GRANTOR: KING CHRISTINA I						
GRANTEE: MCCOLLY KIMBERLY HE						
1997/1681	8/17/2015	QC	U	I	11	100
GRANTOR: JONES RICHARD D						
GRANTEE: JONES RICHARD DAVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1980] W22 FSP=[YR=2004] N10 W16 S10 E16$ W30 S24 E26
UOP=[YR=1993] S10 E10 N10 W10$ E26 N24$.

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	0511	GARAGE CB-	0	100	22	26	572.00	SF	30.00	30.00	100	1980	1980	3	30	5,148	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1980	1980	3	30	39	
3	0810	CONCRETE A	0	100	0	0	108.00	SF	6.50	6.50	100	2004	2004	3	83	583	

LAND DESCRIPTION

TOTAL OB/XF 5,770

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 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