IN OR 2541/771
1995 LIBE SW/MH

KENNEDY MICHAEL
86055 EZELL LANE
YULEE, FL 32097

2025

51-3N-27-0000-0001-0200

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

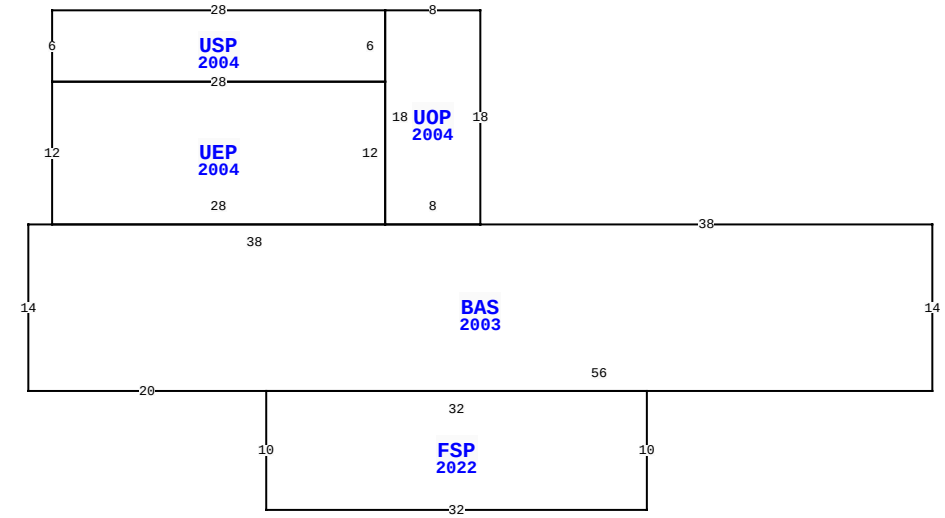
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2003	1,064	31,799
FSP	320	60	2022	192	5,738
UEP	336	70	2004	235	7,023
UOP	144	25	2004	36	1,076
USP	168	50	2004	84	2,510
TOTALS	2,032			1,611	48,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,611	117.2000	99.62	160,488	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2004 Heated Area: 1064 HX Base Yr 2004



86055 EZELL LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		48,146
TOTAL MARKET OB/XF VALUE		3,436
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		136,582
SOH/AGL Deduction		66,010
ASSESSED VALUE		70,572
TOTAL EXEMPTION VALUE	HX HB	45,572
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/0771	2/23/2022	QC	U	I	11	100
GRANTOR: KENNEDY MICHAEL & TER						
GRANTEE: KENNEDY MICHAEL						
1071/1939	7/31/2002	WD	U	I		38,700
GRANTOR: EZELL INVESTMENT CO						
GRANTEE: KENNEDY MICHAEL & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W38 UOP=[YR=2004] N18 W8 USP=[YR=2004] W28 S6
UEP=[YR=2004] S12 E28 N12 W28$ E28 N6$ S18 E8$ W38 S14 E20
FSP=[YR=2022] S10 E32 N10 W32$ E56 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2003	2003	3	20	128	
3	0681	POLE SHED	0	100	16	9	144.00	SF	15.00	15.00	100	2003	2003	3	30	648	

LAND DESCRIPTION

TOTAL OB/XF 3,436

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	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 08/30/2022 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS