

TRACT 85
2000 FLEETWOOD DW/MH
PT OR 1850/1342

HENDRY CASEY M & ASHLEY
85222 MINER RD
YULEE, FL 32097

2025

51-3N-27-4881-0085-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall	05	AVERAGE 100	0800	02	1,152	136.8000	116.28	133,955	2000	2000	0	0	0	56.00	44.00	STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0														Heated Area: 1152												HX Base Yr												
Roof Cover	03	COMP SHNGL 100	BAS 2015																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	08	SHT VINYL 100																																							
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	05	Quality Level 05																																							
DOR CODE	0200		MOBILE HOME																																						
MAP NUM					MKT AREA				04																																
NEIGHBORHOOD/LOC	4040.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,152	100	2015	1,152	58,940																																				
TOTALS	1,152			1,152	58,940																																				
EXTRA FEATURES						86281 MELISSA RD, YULEE																																			
L N	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																									
																		BLD DATE												LGL DATE											
																		XF DATE												LAND DATE											
																		INC DATE												AG DATE											
																														05/05/2025 MLU											
LAND DESCRIPTION						TOTAL OB/XF												0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RM	153.00	285.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000																								
REVIEW DATE 06/02/2020 BY NWA						Total Acres: 1.00						Total Land Value: 85,000						Market: 0						Agricultural: 0						Common: 85,000						PRINTED 07/30/2025 BY SYS					