S1/2 OF LOT 28
IN OR 2568/1084
FLOOD SURVEY UNR

TROISE ALEXIA
86146 BLADON RD
YULEE, FL 32097

2025

52-3N-27-4890-0028-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

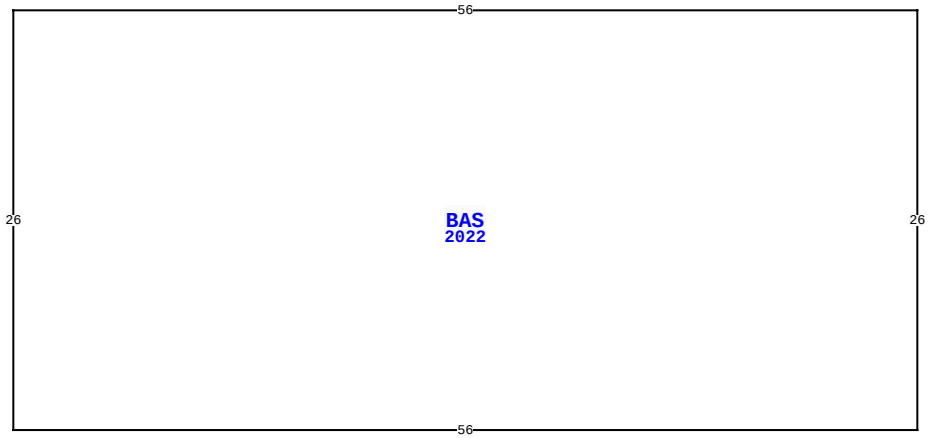
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	155,558
TOTALS	1,456			1,456	155,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	128.2600	109.02	158,733	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2024 Heated Area: 1456 HX Base Yr 2024



86146 BLADON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,558
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		215,558
SOH/AGL Deduction		11,131
ASSESSED VALUE		204,427
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,705
TOTAL JUST VALUE		215,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,666

RP:12835472 & 12835475 __ 2022/SCOTBILT
DW/MH/ID: SBHGA22103221 (A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007127	CO ISSUED	0	05/09/2022
22001487	MH MOVE-ON	0	01/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2568/1084	6/03/2022	WD	Q	I	01	275,000
GRANTOR: CARROLL KIMBERLY M &						
GRANTEE: TROISE ALEXIA						
2325/0001	12/12/2019	SW	Q	I	05	75,000
GRANTOR: LANDRUM JAMES K & CAR						
GRANTEE: CARROLL JUSTIN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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	0007	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/05/2022 BY HS Total Acres: 0.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS