ELY 146.81 FT OF LOTS 37,38,39
FLOOD SURVEY UNR
IN OR 2590/88

MASSEY ZACHARY EDWARD
86167 BLADON ROAD
YULEE, FL 32097

2025

52-3N-27-4890-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

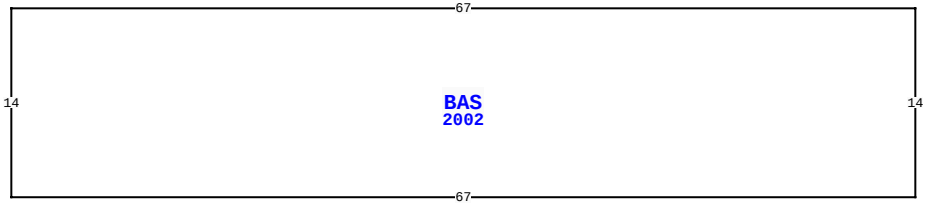
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2002	938	29,350
TOTALS	938			938	29,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	938	122.7000	104.30	97,833	1994	1994	0	0	0	70.00	30.00

3 M/H 94+ – 100% - 2023 Heated Area: 938 HX Base Yr 2023



86167 BLADON RD, YULEE

BLD DATE	01/27/2020	KKA	LGL DATE	
XF DATE	01/27/2020	KKA	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,350
TOTAL MARKET OB/XF VALUE		1,411
TOTAL LAND VALUE - MARKET		79,900
TOTAL MARKET VALUE		110,661
SOH/AGL Deduction		5,102
ASSESSED VALUE		105,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,837
TOTAL JUST VALUE		110,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23108	REMODEL	0	12/01/2010
R12463	REPAIR/RRF	1,066	10/01/2010
MH034199	MH MOVE-ON	0	08/01/2003
P025555	NEW BATH	0	08/07/2002
8997	MH MOVE-ON	23,000	08/07/1992
92-8997	MH MOVE-ON	23,000	08/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/0088	9/08/2022	WD	Q	I	01	150,000
GRANTOR: HILL CHADWICK						
GRANTEE: MASSEY ZACHARY EDWA						
2482/0532	7/21/2021	WD	Q	I	05	250,000
GRANTOR: HERBERT MITCHELL & MA						
GRANTEE: HILL CHADWICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W67 S14 E67 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	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	100	2006	2006	3	24	173	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2020	2020	3	86	1,238	

LAND DESCRIPTION

TOTAL OB/XF 1,411

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	0.94	AC		1.00	1.00	1.00	85,000.00	85,000.00	79,900							

REVIEW DATE 07/28/2021 BY NW Total Acres: 0.94 Total Land Value: 79,900 Market: 0 Agricultural: 0 Common: 79,900 PRINTED 07/30/2025 BY SYS