LOTS E1/2 OF 42 & 43
IN OR 1588/1810
R787420 & R787421

MITCHELL THOMAS J
86079 BLADON ROAD
YULEE, FL 32097

2025

52-3N-27-4890-0042-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

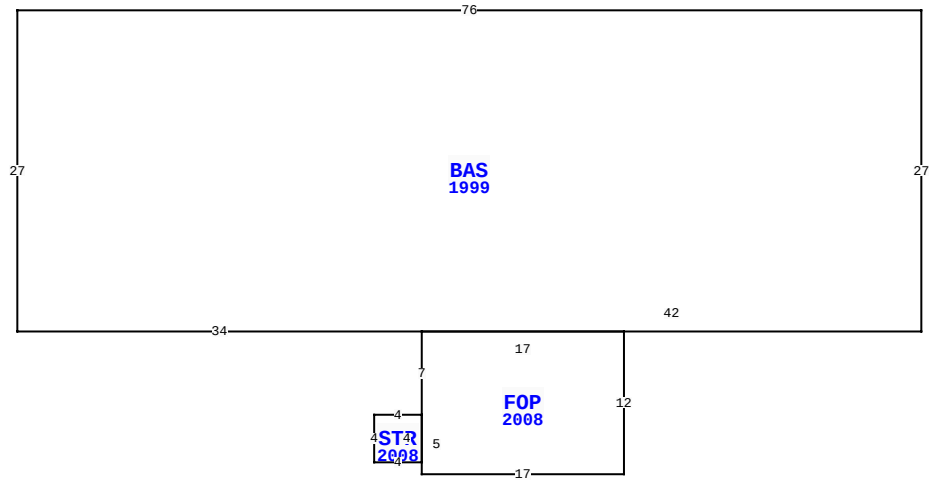
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1999	2,052	100,933
FOP	204	30	2008	61	3,001
STR	16	10	2008	2	98
TOTALS	2,272			2,115	104,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,115	125.8000	106.93	226,157	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2009 Heated Area: 2052 HX Base Yr 2009



86079 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		104,032
TOTAL MARKET OB/XF VALUE		4,389
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		193,421
SOH/AGL Deduction		109,155
ASSESSED VALUE		84,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,544
TOTAL JUST VALUE		193,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961404	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/1810	10/10/2008	WD	Q	I		135,000
GRANTOR: GRAY COLIN I & RITA						
GRANTEE: MITCHELL THOMAS J						
0894/0135	8/05/1999	WD	U	I	11	80,000
GRANTOR: TYLER LINDA D						
GRANTEE: GRAY COLIN & RITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S27 E34 FOP=[YR=2008] S7 STR=[YR=2008] W4 S4 E4 N4$ S5 E17 N12 W17$ E42 N27$.

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	1996	1996	3	77	2,695	
2	1242	WD DECK A	0	100	0	0	847.00	SF	10.00	10.00	100	2000	2000	3	20	1,694	

LAND DESCRIPTION

TOTAL OB/XF 4,389

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

REVIEW DATE 07/06/2020 BY NWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS