IN OR 2566/44

HOIST HOLDINGS LLC
861889 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

42-2N-27-0000-0098-0040

BUILDING CHARACTERISTICS

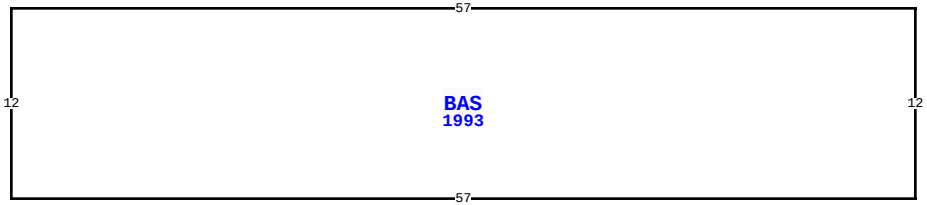
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	684	100	1993	684	14,651
TOTALS	684			684	14,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	84.0000	71.40	48,838	1968	1968	0	0	0	70.00	30.00

1 M/H 93- 0% - 2023 Heated Area: 684 HX Base Yr



85093 ASTOR LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	14,651
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	152,280
TOTAL MARKET VALUE	166,931
SOH/AGL Deduction	0
ASSESSED VALUE	166,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,931
TOTAL JUST VALUE	166,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25299	ELEC OTHER	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0044	5/26/2022	WD	Q	I	01	150,000
GRANTOR: TAYLOR JAMES L						
GRANTEE: HOIST HOLDINGS LLC						
2267/1910	4/10/2019	QC	U	I	11	100
GRANTOR: TAYLOR JAMES L & MARG						
GRANTEE: TAYLOR JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S12 E57 N12$.

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	0	0007	OR	0.00	0.00	1.88	AC		1.00	1.00	0.90	90,000.00	81,000.00	152,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.88 Total Land Value: 152,280 Market: 0 Agricultural: 0 Common: 152,280 PRINTED 07/09/2026 BY SYS