LOT 6 R621440 & R621441
IN OR 716 PG 528
CLAXTON ACRES PB 5/257

VANWEY DONALD E
85123 EADY LANE
YULEE, FL 32097

2026

42-2N-27-430C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

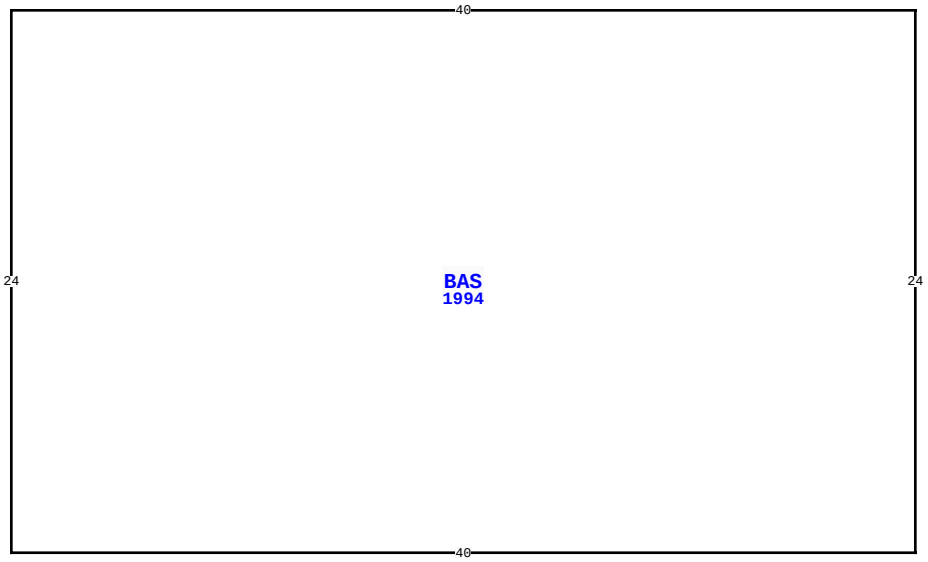
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1994	960	29,866
TOTALS	960			960	29,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	122.0000	103.70	99,552	1991	1996	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 960 HX Base Yr



85123 EADY LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		29,866
TOTAL MARKET OB/XF VALUE		960
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		95,826
SOH/AGL Deduction		56,758
ASSESSED VALUE		39,068
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		9,068
TOTAL JUST VALUE		95,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0716/0528	10/17/1994	WD	Q	V	06	5,000
GRANTOR: POPE JOHN & DELORIS						
GRANTEE: VANWEY DONALD & CHE						
0594/1254	4/11/1990	WD	Q	V		10,500
GRANTOR: LAWHON K & SHEFFIELD						
GRANTEE: POPE JOHN & DELORIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W40 S24 E40 N24$.

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	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1991	1991	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 960

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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS