LOT 7
IN OR 1207/287
R498235 & R498236

SMITH YANCY B
85145 EADY LANE
YULEE, FL 32097

2026

42-2N-27-430C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

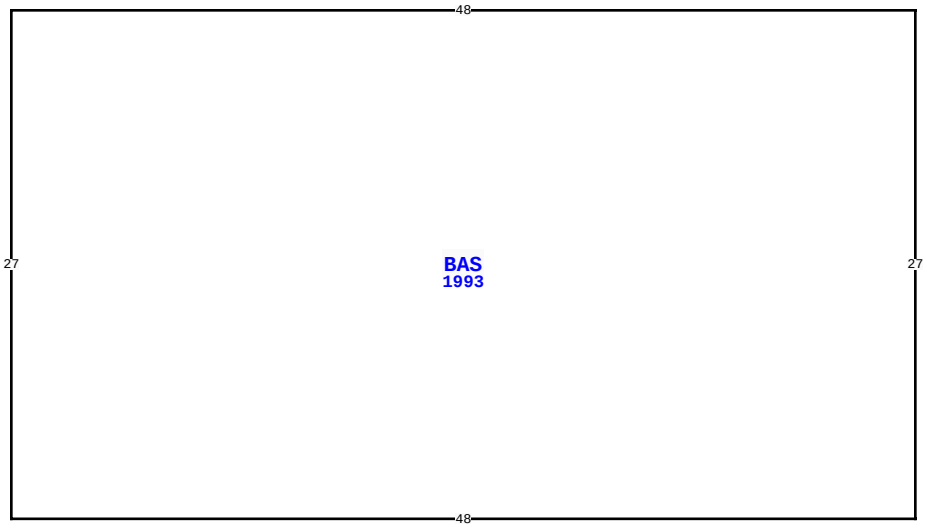
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,296	100	1993	1,296	40,847
TOTALS	1,296			1,296	40,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	123.6000	105.06	136,158	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 1996 Heated Area: 1296 HX Base Yr 1996



85145 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		40,847
TOTAL MARKET OB/XF VALUE		2,016
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		107,863
SOH/AGL Deduction		60,335
ASSESSED VALUE		47,528
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		17,528
TOTAL JUST VALUE		107,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8829	MH MOVE-ON	27,000	03/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0287	2/09/2004	QC	Q	I	01	100
GRANTOR: SMITH YANCY B & STEPH						
GRANTEE: SMITH YANCY B						
0736/0161	8/09/1995	WD	Q	I		45,000
GRANTOR: FAY JOSEPH & BEATRICE						
GRANTEE: SMITH YANCY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E48 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	0351	CARPORT MT	0	100	22	24	576.00	SF	10.00	10.00	100	2010	2010	3	35	2,016	

LAND DESCRIPTION

TOTAL OB/XF 2,016

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