LOT 10
CLAXTON ACRES PB 5/257

POOLE GARY J & CONNIE F L/E/
85207 EADY LANE
YULEE, FL 32097

**2026**

**42-2N-27-430C-0010-0000**

## BUILDING CHARACTERISTICS

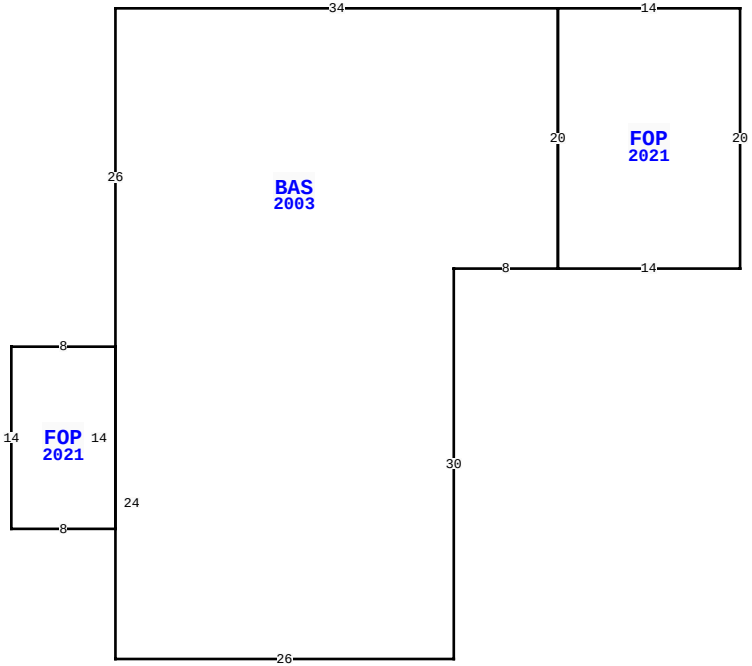
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,460 | 100 | 2003 | 1,460 | 45,867 |
| FOP | 112 | 30 | 2021 | 34 | 1,068 |
| FOP | 280 | 30 | 2021 | 84 | 2,639 |
| TOTALS | 1,852 | | | 1,578 | 49,574 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,578 | 123.2000 | 104.72 | 165,248 | 1986 | 1991 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 2004 Heated Area: 1460 HX Base Yr 2004




85207 EADY LN, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 49,574 |
| TOTAL MARKET OB/XF VALUE | | 21,456 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 136,030 |
| SOH/AGL Deduction | | 84,230 |
| ASSESSED VALUE | | 51,800 |
| TOTAL EXEMPTION VALUE | HX HB | 26,800 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 136,030 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 129,504 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311720 | ADDITION | 12,672 | 09/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2871/0619 | 5/27/2026 | LE | U | I | 11 | 100 |
| GRANTOR: POOLE GARY J & CONNIE | | | | | | |
| GRANTEE: GREGORY ASHLEY POOL | | | | | | |
| 0735/1493 | 8/04/1995 | WD | Q | I | | 15,000 |
| GRANTOR: LAWHON & SHEFFIELD | | | | | | |
| GRANTEE: POOLE GARY & CONNIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W34 S26 FOP=[YR=2021] W8 S14 E8 N14$ S24 E26 N30 E8 FOP=[YR=2021] E14 N20 W14 S20$ N20$ .

## 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 | 1986 | 1986 | 3 | 56 | 1,960 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 16 | 320.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 1,920 | |
| 3 | 0350 | CARPORT WD | 0 | 100 | 16 | 10 | 160.00 | SF | 13.00 | 13.00 | 100 | 1998 | 1998 | 3 | 20 | 416 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 2,200.00 | SF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 52 | 17,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,456

| 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