LOT 12
CLAXTON ACRES PB 5/257

PEAK-ADAMS CAROLYN SUE
85227 EADY LANE
YULEE, FL 32097

2026

42-2N-27-430C-0012-0000

BUILDING CHARACTERISTICS

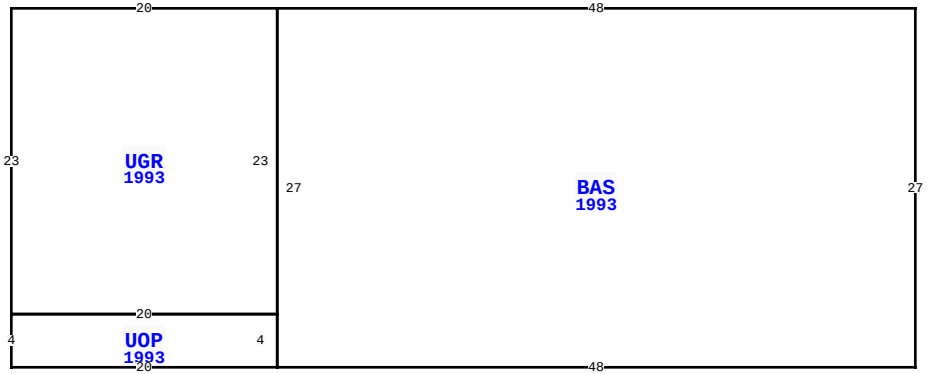
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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
UGR	460	45	1993	207	6,524
UOP	80	25	1993	20	630
TOTALS	1,836			1,523	48,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,523	123.6000	105.06	160,006	1992	1997	0	0	0	70.00	30.00

1 M/H 93- 100% - 2001 Heated Area: 1296 HX Base Yr 2001



85227 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		48,002
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		114,282
SOH/AGL Deduction		65,963
ASSESSED VALUE		48,319
TOTAL EXEMPTION VALUE	HX HB WX SX	48,319
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		114,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8217	GARAGE	15,000	07/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2861/1708	4/16/2026	WD	Q	I	01	220,000
GRANTOR: LOYD BETTY ANDING						
GRANTEE: PEAK-ADAMS CAROLYN						
1149/1546	7/01/2003	WD	U	I	07	100
GRANTOR: LOYD ALFRED R & BETTY						
GRANTEE: LOYD ALFRED R & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UGR=[YR=1993] W20 S23 UOP=[YR=1993] S4
E20N4 W20$ E20 N23$ 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	0751	UOP	0	100	20	10	200.00	SF	10.00	10.00	100	2013	2013	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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