

LOT 13 IN OR 807 PG 1041
1990 DESTINY DW/MH
CLAXTON ACRES PB 5/257

PURVIS BOBBY E
85233 EADY LANE
YULEE, FL 32097

2026

42-2N-27-430C-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		4 100
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
BAS	1,620	100
UOP	264	25
TOTALS	1,884	1,686

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,686	123.2000	104.72	176,558	1990	1995	0	0	70.00	30.00
1 M/H 93- 100% - 1998 Heated Area: 1620 HX Base Yr 1998											
Diagram showing building footprint (UOP 2021) and lot area (BAS 1997). Dimensions: 52' x 27' lot, 22' x 12' building footprint.											
TOTALS	1,884		1,686	52,967	85233 EADY LN, YULEE						

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		52,967		
TOTAL MARKET OB/XF VALUE		1,584		
TOTAL LAND VALUE - MARKET		65,000		
TOTAL MARKET VALUE		119,551		
SOH/AGL Deduction		70,835		
ASSESSED VALUE		48,716		
TOTAL EXEMPTION VALUE		HX HB WR DX 35,000		
BASE TAXABLE VALUE		13,716		
TOTAL JUST VALUE		119,551		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		111,564		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1992
2	1242	WD DECK A	0 100	12	18	216.00	SF	10.00	10.00	100	1992
3	0351	CARPORT MT	0 100	20	16	320.00	SF	10.00	10.00	100	2009
TOTAL OB/XF 1,584											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RM	0.00	0.00	1.00	LT	1.00
REVIEW DATE 01/01/2023 BY CD											