LOT 32
IN OR 584 PG 188
R433930 & R433931

WILLIAMS GLENDA E
85164 EADY LANE
YULEE, FL 32097

2026

42-2N-27-430C-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

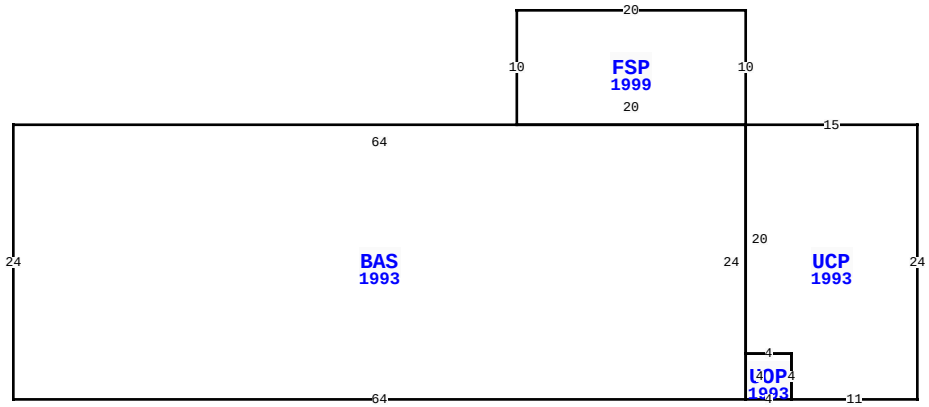
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,536	100	1993	1,536	46,218
FSP	200	60	1999	120	3,611
UCP	344	20	1993	69	2,076
UOP	16	25	1993	4	120
TOTALS	2,096			1,729	52,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,729	118.0000	100.30	173,419	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1536 HX Base Yr



85164 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		52,026
TOTAL MARKET OB/XF VALUE		18,785
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		135,811
SOH/AGL Deduction		74,639
ASSESSED VALUE		61,172
TOTAL EXEMPTION VALUE	HX HB WX	41,172
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		135,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7726	GARAGE	10,608	12/16/1991
7992	MH MOVE-ON	37,000	12/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0584/0188	11/17/1989	WD	Q	V		10,500

GRANTOR: LAWHON & SHEFFIELD
GRANTEE: WILLIAMS RALPH & G

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W15 FSP=[YR=1999] N10 W20 S10 E20 $
BAS=[YR=1993] W64 S24 E64 UOP=[YR=1993] E4 N4 W4 S4 $ N24 $
S20 E4 S4 E11 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	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1991	1991	3	57	14,227	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	
6	1242	WD DECK A	0	100	26	10	260.00	SF	10.00	10.00	100	1990	1990	3	20	520	

LAND DESCRIPTION

TOTAL OB/XF 18,785

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 02/22/2024 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS