

BECK JAYDEN
85146 EADY LN
YULEE, FL 32097

2026

42-2N-27-430C-0033-0000

30

VINYL 100

03

GABLE/HIP 100

03

COMP SHNGL 100

05

DRYWALL 100

13

LVT/LAMNT 100

03

CENTRAL 100

04

AIR DUCTED 100

3

100

2

100

02

WOOD FRAME 100

1.

1. 100

0

100

03

Quality Level 03

0200

MOBILE HOME

MKT AREA

04

4048.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,814

100

2026

1,814

183,701

FOP

170

30

2026

51

5,164

TOTALS

1,984

1,865

188,865

EXTRA FEATURES

85146 EADY LN, YULEE

L N

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0

0006

RM

0.00

0.00

2.00

LT

1.00

1.00

0.85

65,000.00

55,250.00

110,500

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 110,500

Market: 0

Agricultural: 0

Common: 110,500

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MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,865

116.0000

104.40

194,706

2022

2022

0

0

3.00

97.00

1 M/H 94+

0% - 2026

Heated Area: 1814

HX Base Yr

64

16

31

8

10

15

5

10

18

46

BAS 2026

FOP 2026

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

188,865

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

110,500

TOTAL MARKET VALUE

299,365

SOH/AGL Deduction

0

ASSESSED VALUE

299,365

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

299,365

TOTAL JUST VALUE

299,365

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

132,000

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22016031

CO ISSUED

0

10/25/2022

21015034

MH MOVE-ON

0

11/01/2021

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2856/1044

3/26/2026

WD

Q

I

01

315,000

GRANTOR: NEFL RET LLC

GRANTEE: BECK JAYDEN

2822/1401

10/09/2025

WD

U

I

37

180,000

GRANTOR: POLK LONNIE D JR

GRANTEE: NEFL RET LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,1] W64 S31 E46 N5 E10 N10 E8 N16 \$

FOP=[YR=2026;ORIG=-8,17] E8 S15 W18 N5 E10 N10 \$

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