BLOCK 1 LOTS 4 5 & 6 &
PT OF SEC 42 IN OR 2232/1717
YULEE HEIGHTS SUB PB 3/47A

MALONE ROBIN H & DEBRA H
85220 MINER RD
YULEE, FL 32097

2026

42-2N-27-4400-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

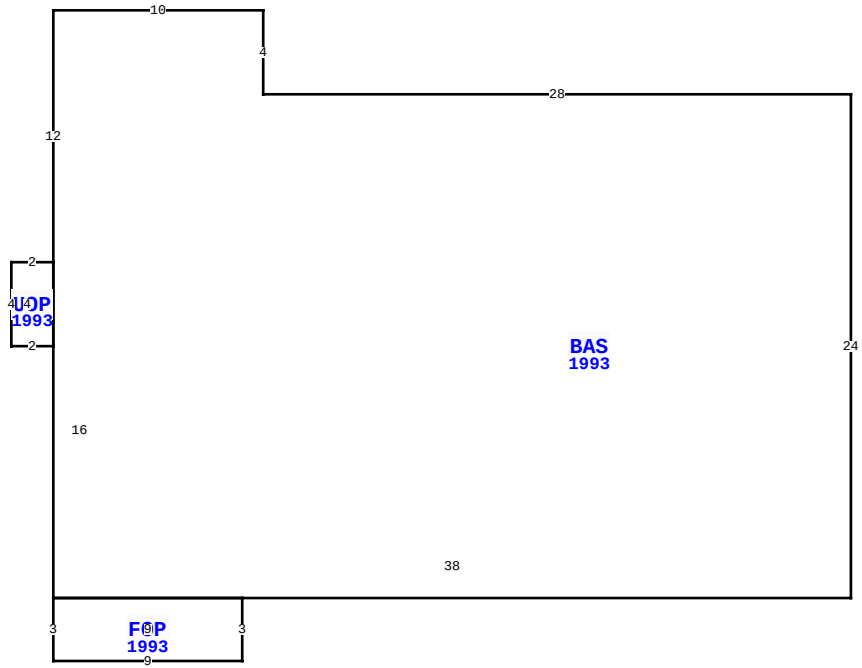
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	1993	952	83,667
FOP	27	30	1993	8	703
UOP	8	20	1993	2	176
TOTALS	987			962	84,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	962	108.0000	113.40	109,091	1956	1980	0	0	0	22.50	77.50

1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr



86147 CALLAWAY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	110,273
TOTAL MARKET OB/XF VALUE	2,162
TOTAL LAND VALUE - MARKET	280,800
TOTAL MARKET VALUE	393,235
SOH/AGL Deduction	180,359
ASSESSED VALUE	212,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,876
TOTAL JUST VALUE	393,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,475

ALSO OWN ADJCNT PRCL : 42-2N-27-0000-0076-0020 : K

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09282	MECH OTHER	0	02/01/2005
E0514261	ELEC OTHER	0	02/01/2005
P0408836	OTHER	0	12/01/2004
MH044512	MH MOVE-ON	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2232/1717	10/25/2018	QC	U	I	11	100
GRANTOR: MALONE ROBIN H & DEBR						
GRANTEE: MALONE ROBIN H & DE						
2103/0604	2/24/2017	QC	U	I	11	100
GRANTOR: MALONE ROBIN H						
GRANTEE: MALONE ROBIN H OR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N4 W10 S12 UOP=[YR=1993] W2 S4 E2 N4$ S16
FOP=[YR=1993] S3 E9 N3 W9$ E38 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	0510	GARAGE WD-	0	0	36	14	504.00	SF	35.00	0.50	100	1981	1981	3	20	50	
2	0511	GARAGE CB-	0	0	22	12	264.00	SF	40.00	40.00	100	1956	1956	3	20	2,112	

LAND DESCRIPTION

TOTAL OB/XF 2,162

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	0	0003	RSF-2	300.00	120.00	3.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	175,500							
2	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.30	AC		1.00	1.00	0.90	90,000.00	81,000.00	105,300							

REVIEW DATE 05/15/2026 BY KWA Total Acres: 1.30 Total Land Value: 280,800 Market: 0 Agricultural: 0 Common: 280,800 PRINTED 07/09/2026 BY SYS

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PT OF SEC 42 IN OR 2232/1717
YULEE HEIGHTS SUB PB 3/47A

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2026

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BUILDING CHARACTERISTICS

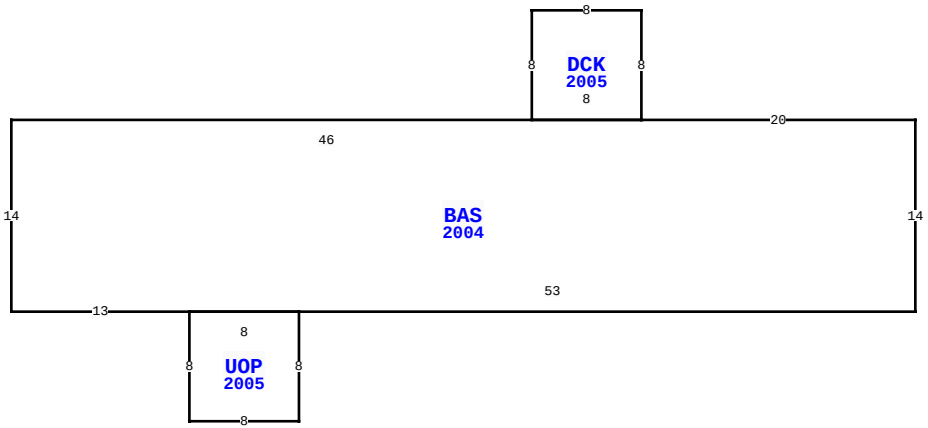
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2004	924	25,023
DCK	64	15	2005	10	271
UOP	64	25	2005	16	433
TOTALS	1,052			950	25,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	950	106.2000	90.27	85,756	1991	1991	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 924 HX Base Yr



86147 CALLAWAY DR, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: MALONE ROBIN H & DE						
2103/0604	2/24/2017	QC	U	I	11	100
GRANTOR: MALONE ROBIN H						
GRANTEE: MALONE ROBIN H OR D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 DCK=[YR=2005] N8 W8 S8 E8$ W46 S14 E13
UOP=[YR=2005] S8 E8 N8 W8$ E53 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/15/2026 BY KWA Total Acres: 1.30 Total Land Value: 280,800 Market: 0 Agricultural: 0 Common: 280,800 PRINTED 07/09/2026 BY SYS