PT OF LOT 6
IN OR 2828/921
YULEE FARMS SUB 1 PB 2/37

WISE CASEY M/DOPSON STEVEN E
85139 SUTTON PLACE
YULEE, FL 32097

2026

42-2N-27-4500-0006-0010

BUILDING CHARACTERISTICS

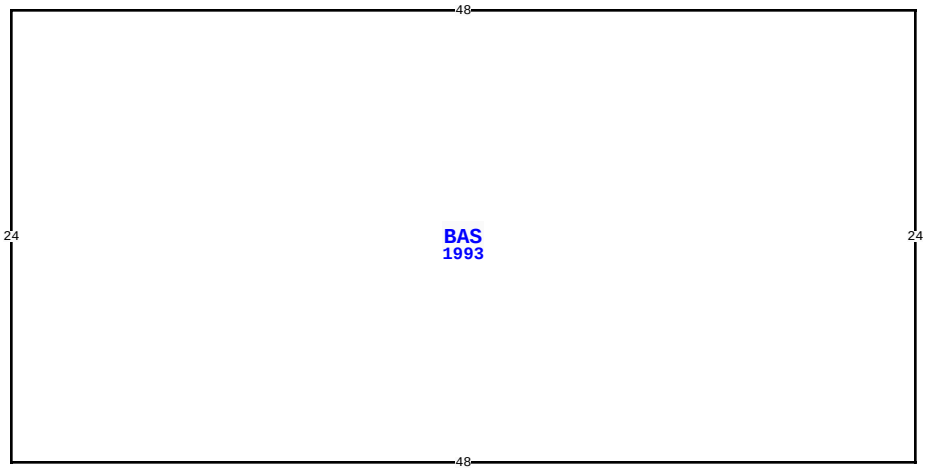
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0200	MOBILE HOME
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	1,152	100	1993	1,152	19,969
TOTALS	1,152			1,152	19,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	67.9800	57.78	66,563	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 2023 Heated Area: 1152 HX Base Yr 2023



85139 SUTTON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,969
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		98,169
SOH/AGL Deduction		36,410
ASSESSED VALUE		61,759
TOTAL EXEMPTION VALUE	HX HB	36,759
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,169
NCON VALUE		13,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260001486	REPLACEMENT SFR 1	267,083	02/12/2026
250013585	DEMO FOR MOBILE H	3,000	12/12/2025
R013256	REPAIR/RRF	0	05/01/2001
7177	MH MOVE-ON	20,000	03/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2828/921	11/12/2025	QC	U	I	11	100
GRANTOR: WISE CASEY M						
GRANTEE: WISE CASEY M						
1966/1840	3/10/2015	WD	Q	I	01	38,900
GRANTOR: RICHARDS RICKY M & DE						
GRANTEE: WISE CASEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W48 S24 E48 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	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2026	2025		100	6,000	
2	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2026	2025		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	0003	RM	104.00	280.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/21/2026 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS