PT OF LOT 6
IN OR 2236/1079
1988 OMNI DW/MH

DAWKINS MATTHEW & BECKA/DAWKINS MAURICE & MELODY L
85113 SUTTON PL
YULEE, FL 32097

2026

42-2N-27-4500-0006-0020

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

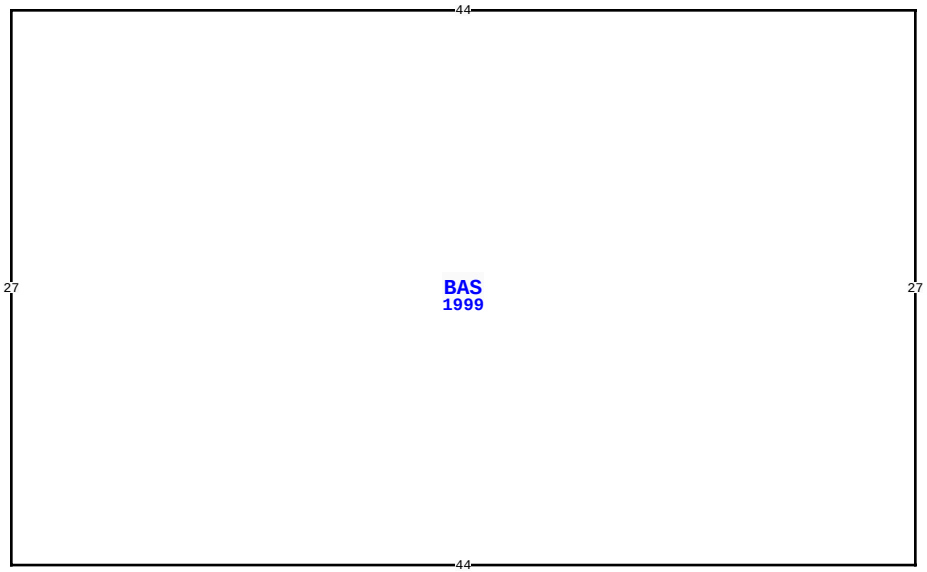
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1999	1,188	43,542
TOTALS	1,188			1,188	43,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,188	123.2000	104.72	124,407	1988	1998	0	0	0	65.00	35.00

1 M/H 93- 0% - 0 Heated Area: 1188 HX Base Yr



85089 SUTTON PL, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,542
TOTAL MARKET OB/XF VALUE	64
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	108,606
SOH/AGL Deduction	24,056
ASSESSED VALUE	84,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,550
TOTAL JUST VALUE	108,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2236/1079	11/09/2018	WD	Q	I	01	52,000
GRANTOR: ROYAL DAVID R & DAWN						
GRANTEE: DAWKINS MATTHEW & B						
1892/1416	11/29/2013	WD	Q	I	01	57,500
GRANTOR: BLACK GLENDA C						
GRANTEE: ROYAL DAVID R & DAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S27 E44 N27$.

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	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1997	1997	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 64

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

REVIEW DATE 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS