PT OF LOT 7
IN OR 786 PG 62
YULEE FARMS SUB 1 PB 2/37

WALKER PAMELA
85108 SUTTON PL
YULEE, FL 32097

2026

42-2N-27-4500-0007-0090

BUILDING CHARACTERISTICS

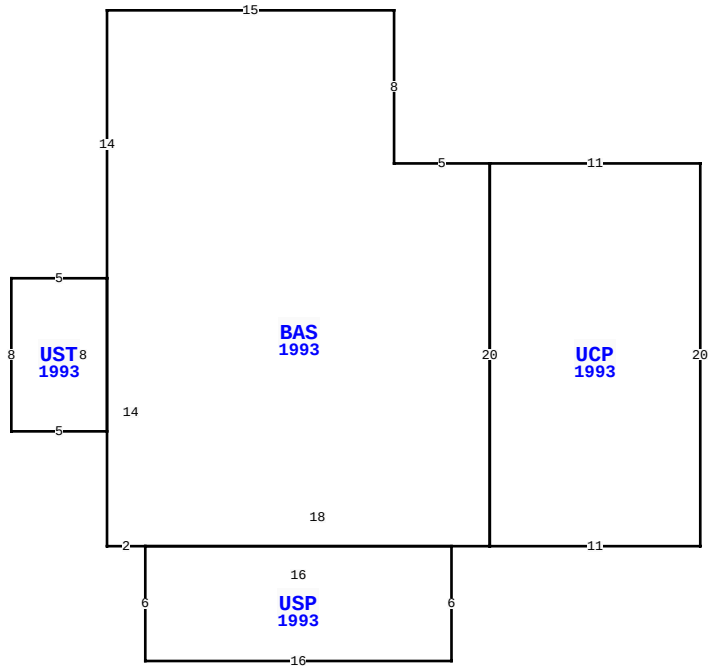
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	520	100	1993	520	34,443
UCP	220	20	1993	44	2,915
USP	96	30	1993	29	1,921
UST	40	45	1993	18	1,192
TOTALS	876			611	40,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	611	87.0100	91.36	55,821	1964	1985	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 1998 Heated Area: 520 HX Base Yr 1998



85108 SUTTON PL, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,470
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		105,470
SOH/AGL Deduction		60,835
ASSESSED VALUE		44,635
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		14,635
TOTAL JUST VALUE		105,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/0062	3/03/1997	CD	Q	I		37,000
GRANTOR: LEDFORD ROBT JACK TRU						
GRANTEE: WALKER LARRY & PAME						
0783/1028	1/28/1997	QC	Q	I	01	100
GRANTOR: LEDFORD ROBERT JACK						
GRANTEE: LEDFORD ROBT J TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W11 BAS=[YR=1993] W5 N8 W15 S14 UST=[YR=1993] W5 S8 E5 N8$ S14 E2 USP=[YR=1993] S6 E16N6 W16$ E18 N20$ S20 E11 N20$.

EXTRA FEATURES

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	100	0003	RM	150.00	85.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS