PT OF LOT 30
IN OR 2835/1356
ESMT IN OR 670/236

KOHEN DMYTRIY
85158 AIRPLANE LN
YULEE, FL 32097

2026

42-2N-27-4500-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

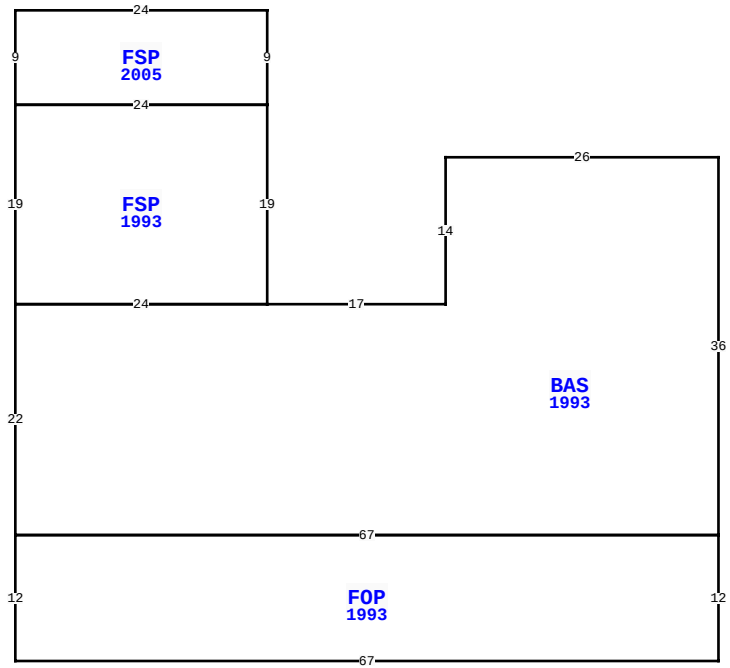
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1993	1,838	194,692
FOP	804	30	1993	241	25,528
FSP	456	40	1993	182	19,279
FSP	216	40	2005	86	9,110
TOTALS	3,314			2,347	248,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	117.3060	123.17	289,080	1917	1997	0	0	0	14.00	86.00

1 SINGLE FAM 0% - 2026 Heated Area: 1838 HX Base Yr



85158 AIRPLANE LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	334,300
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,800
TOTAL MARKET VALUE	462,100
SOH/AGL Deduction	0
ASSESSED VALUE	462,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,100
TOTAL JUST VALUE	462,100
NCON VALUE	85,691
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,368

MISC 10X20 ALUMN STRG = NV : KW 11/25

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/1356	12/12/2025	WD	Q	I	01	525,000
GRANTOR: MARSH RUSSELL A & AMY						
GRANTEE: KOHEN DMYTRIY						
2023/1227	1/11/2016	WD	Q	I	01	165,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MARSH RUSSELL A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S14 W17 FSP=[YR=1993] N19 FSP=[YR=2005] N9 W24 S9 E24$ W24 S19 E24$ W24 S22 FOP=[YR=1993] S12 E67 N12 W67 $ E67 N36$.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	90,000.00	90,000.00	127,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.42 Total Land Value: 127,800 Market: 0 Agricultural: 0 Common: 127,800 PRINTED 07/09/2026 BY SYS

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IN OR 2835/1356
ESMT IN OR 670/236

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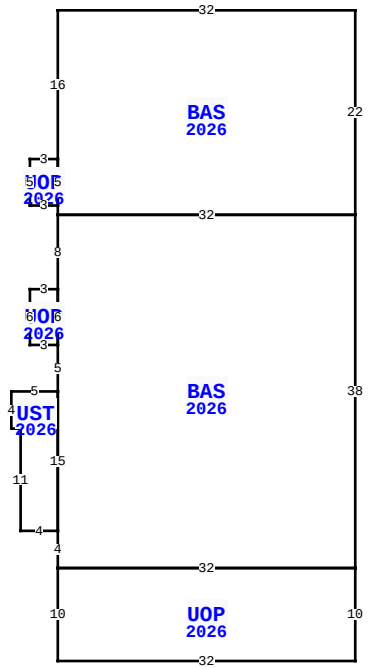
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	2026	704	29,865
BAS	1,216	100	2026	1,216	51,585
UOP	15	20	2026	3	127
UOP	18	20	2026	4	170
UOP	320	20	2026	64	2,715
UST	64	45	2026	29	1,230
TOTALS	2,337			2,020	85,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	2,020	91.8162	51.42	103,868	1980	1990	0	0	0	17.50	82.50

2 ACCESORY U 0% - 2026 Heated Area: 1920 HX Base Yr



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85158 AIRPLANE LN, YULEE

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2023/1227	1/11/2016	WD	Q	I	01	165,000
GRANTOR: *CONFIDENTIAL*						
GRANTEE: MARSH RUSSELL A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,0] E32 S22 W32 N1 N5 N16 $
UOP=[YR=2026;ORIG=50,16] W3 S5 E3 N5 $
BAS=[YR=2026;ORIG=50,22] E32 S38 W32 N4 N15 N5 N6 N8 $
UOP=[YR=2026;ORIG=50,30] W3 S6 E3 N6 $
UST=[YR=2026;ORIG=50,56] W4 N11 W1 N4 E5 S15 $
UOP=[YR=2026;ORIG=50,60] E32 S10 W32 N10 $
.

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

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TOTAL OB/XF 0

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