BLOCK 5 LOT 2
IN OR 496 PG 887
R278114 & R278115

CASTILLO CATHERINE M EST
85295 MADELINE ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0005-0020

BUILDING CHARACTERISTICS

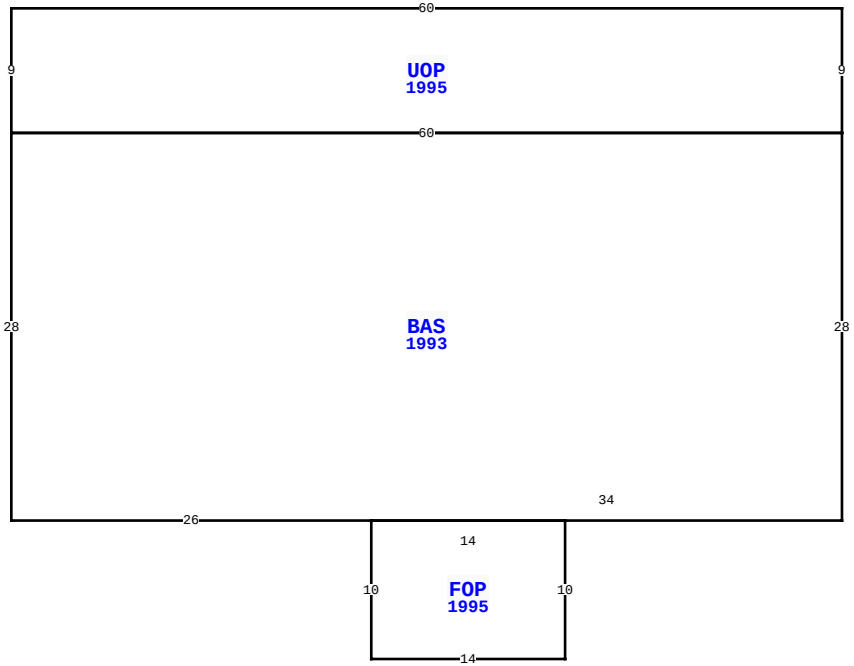
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,680	100	1993	1,680	50,209
FOP	140	30	1995	42	1,255
UOP	540	25	1995	135	4,035
TOTALS	2,360			1,857	55,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,857	117.2000	99.62	184,994	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 1680 HX Base Yr



85295 MADELINE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	55,498
TOTAL MARKET OB/XF VALUE	5,771
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	151,269
SOH/AGL Deduction	0
ASSESSED VALUE	151,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,269
TOTAL JUST VALUE	151,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002255	REPAIR/RRF	800	01/01/2000
963248	XFOB	7,752	09/01/1996
95 1383	MH MOVE-ON	0	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0496/0887	8/01/1986	WD	Q	V		10,900

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1995] W60 S9 BAS=[YR=1993] S28 E26 FOP=[YR=1995] S10 E14 N10 W14$ E34 N28 W60$ E60 N9$.

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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1986	1986	3	20	1,440	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
3	0350	CARPORT WD	0	0	0	0	912.00	SF	13.00	13.00	100	1996	1996	3	20	2,371	

LAND DESCRIPTION

TOTAL OB/XF 5,771

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	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS