BLOCK 1 LOT 1
YULEE WOODS #4 PB 5/301 & 302

HOWARD GLENN D & LYNN OSBORNE
85333 DUANE RD
YULEE, FL 32097

2026

42-2N-27-4614-0001-0010

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

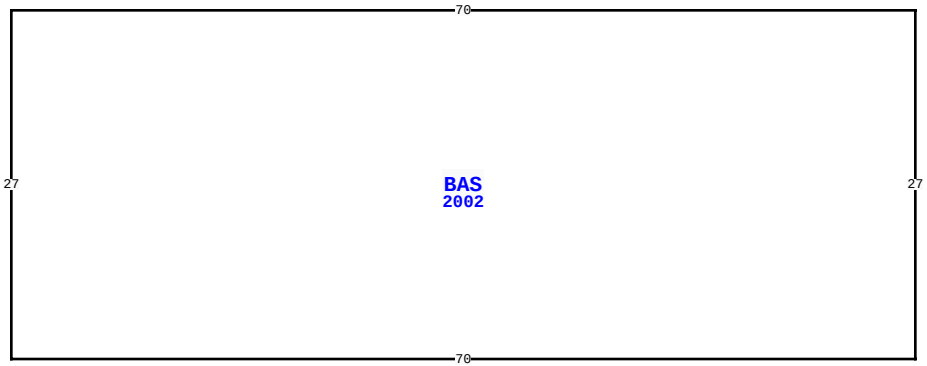
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2002	1,890	91,391
TOTALS	1,890			1,890	91,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	116.8000	105.12	198,677	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2019 Heated Area: 1890 HX Base Yr 2019



85333 DUANE RD, 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		91,391
TOTAL MARKET OB/XF VALUE		3,084
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		184,475
SOH/AGL Deduction		72,944
ASSESSED VALUE		111,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,120
TOTAL JUST VALUE		184,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH024003	MH MOVE-ON	0	12/01/2002
MH992645	MH MOVE-ON	0	04/01/1999
961334	MH MOVE-ON	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1235	9/10/2020	QC	U	I	11	115,300
GRANTOR: HOWARD GLENN						
GRANTEE: HOWARD GLENN D & LY						
2187/0003	3/28/2018	SW	U	I	12	124,200
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HOWARD GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W70 S27 E70 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
2	0751	UOP	0	100	6	8	48.00	SF	10.00	10.00	100	2004	2004	3	30	144	

LAND DESCRIPTION

TOTAL OB/XF 3,084

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	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