BLOCK 1 LOT 6
IN OR 1266 PG 1403
1991 HORT TW/MH

OLIVER RUBY E
85247 DUANE ROAD
YULEE, FL 32097

2026

42-2N-27-4614-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

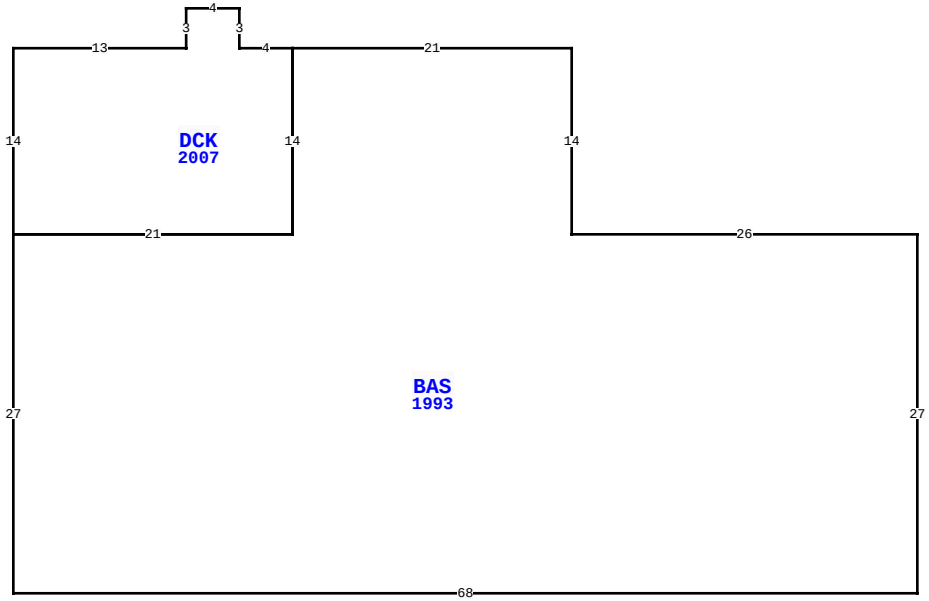
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	1993	2,130	63,440
DCK	306	15	2007	46	1,370
TOTALS	2,436			2,176	64,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,176	116.8000	99.28	216,033	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 2005 Heated Area: 2130 HX Base Yr 2005



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

85247 DUANE RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		64,810
TOTAL MARKET OB/XF VALUE		2,516
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		157,326
SOH/AGL Deduction		102,092
ASSESSED VALUE		55,234
TOTAL EXEMPTION VALUE	HX HB WX	35,234
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		157,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8771	MH MOVE-ON	49,000	01/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/1403	10/19/2004	WD	Q	I		102,000
GRANTOR: SUMNER DWAYNE & PATRI						
GRANTEE: OLIVER RUBY E						
0889/0868	6/30/1999	WD	Q	I		71,000
GRANTOR: DAVIS MARK						
GRANTEE: SUMNER DWAYNE & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N14 W21 DCK=[YR=2007] W4 N3 W4 S3 W13 S14 E21 N14$ S14 W21 S27 E68 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	1991	1991	3	66	2,310	
2	1242	WD DECK A	0	100	0	0	103.00	SF	10.00	10.00	100	2000	2000	3	20	206	

LAND DESCRIPTION

TOTAL OB/XF 2,516

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 06/17/2024 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS