BLOCK 2 LOT 26
LOFTON BLUFF #2 PB 4/92 & 93

ATKINS DONNA L
85084 DAVID RD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

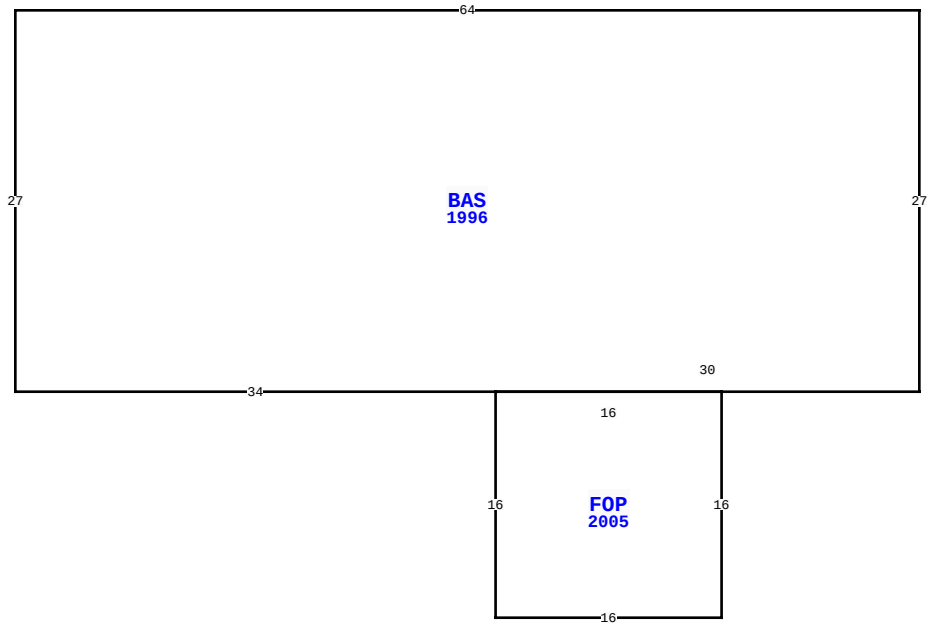
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,728	100	1996	1,728	57,480
FOP	256	30	2005	77	2,561
TOTALS	1,984			1,805	60,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,805	123.2000	110.88	200,138	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 100% - 0 Heated Area: 1728 HX Base Yr 1991



85084 DAVID 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		60,041
TOTAL MARKET OB/XF VALUE		14,422
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		164,463
SOH/AGL Deduction		77,590
ASSESSED VALUE		86,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,462
TOTAL JUST VALUE		164,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15581	ELEC OTHER	500	08/01/2005
R08009	REPAIR/RRF	800	08/01/2005
B15732	ADDITION	19,008	08/01/2005
961486	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1089	1/15/2024	QC	U	I	11	100
GRANTOR: ATKINS DONNA L & SCOT						
GRANTEE: ATKINS DONNA L						
0615/1294	1/02/1991	WD	Q	I	01	100
GRANTOR: ATKINS SCOTT G						
GRANTEE: ATKINS SCOTT & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E34 FOP=[YR=2005] S16 E16 N16 W16$ E30 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	1242	WD DECK A	0	100	6	18	108.00	SF	10.00	10.00	100	1990	1990	3	20	216	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	1997	1997	3	20	300	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2005	2005	3	32	6,451	
7	0351	CARPORT MT	0	100	36	18	648.00	SF	10.00	10.00	100	2024	2018		74	4,795	

LAND DESCRIPTION

TOTAL OB/XF 14,422

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS