BLOCK 2 LOT 29
LOFTON BLUFF 2 PB 4/92 & 93

DONN MARK & BILLIE JO LIVING TRUST/DONN MARK A TRU
85268 AVANT RD
YULEE, FL 32097

2026

43-2N-27-4621-0002-0290

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	13	LVT/LAMNT 100
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	04	Quality Level 04

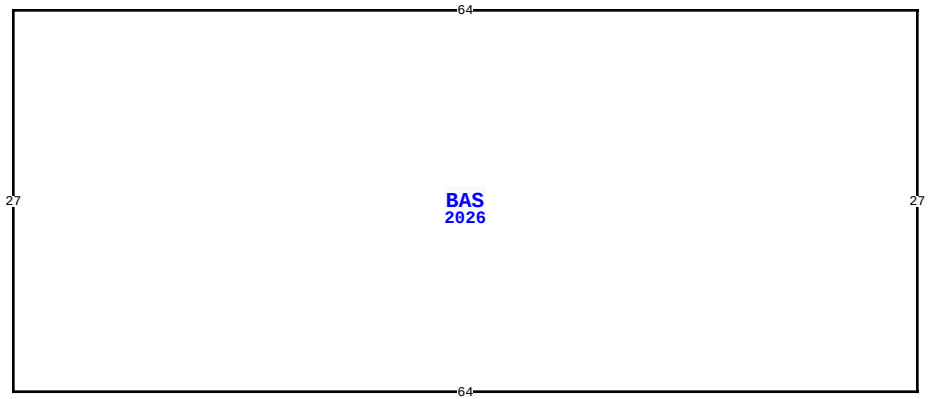
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2026	1,728	196,460
TOTALS	1,728			1,728	196,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	127.6000	114.84	198,444	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2026 Heated Area: 1728 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	196,460
TOTAL MARKET OB/XF VALUE	6,494
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	292,954
SOH/AGL Deduction	0
ASSESSED VALUE	292,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,954
TOTAL JUST VALUE	292,954
NCON VALUE	202,954
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,603

RP: 1290807 & 12908072 _ 2025 CHAMPION (2026)
DW/MH VIN: 052000HA522757(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010321	CO	0	09/15/2025
MH250007881	REPLCMT DW/MH (28	0	07/17/2025
B250006951	BLDG DEMO (26X44)	5,000	06/25/2025
7212	MH MOVE-ON	19,876	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2860/1894	4/09/2026	SW	U	I	11	100
GRANTOR: DONN MARK A & BILLIE						
GRANTEE: DONN MARK & BILLIE						
2842/1206	1/16/2026	QC	U	I	11	100
GRANTOR: PALMER FRANK WALKER I						
GRANTEE: DONN MARK A & BILLI						

85128 ANGIE RD, YULEE

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

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
5	0940	SHEDS/PORT	0	0	24	11	264.00	SF	30.00	30.00	100	2026	2020		82	6,494	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,10] E64 S27 W64 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,494

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