

BLOCK 10 LOT 8
IN OR 2119/909
2003 REGE TW/MH

KNICKERBOCKER CHARLES & KAYLA MARIE
85075 BEACON PT
YULEE, FL 32097

2026

43-2N-27-4622-0010-0080



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	02	WINDOW 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality		05 Quality Level 05			
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	2,322	100	2005	2,322	133,859
DCK	210	15	2005	32	1,845
UOP	130	25	2005	32	1,845
USP	260	50	2009	130	7,494
TOTALS	2,922			2,516	145,043

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,516	133.4400	120.10	302,172	2003	2003	0	0	0 52.00	48.00
1 M/H 94+ 100% - 2019 Heated Area: 2322 HX Base Yr 2019											
85075 BEACON PT, YULEE											
				BLD DATE	07/06/2015	KK	LGL DATE				
				XF DATE			LAND DATE				
				INC DATE			AG DATE				
								05/11/2026	MLU		

EXTRA FEATURES										85075 BEACON PT, YULEE			INC DATE		AG DATE		06/11/2019		12/2019	
L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700				