LOT 40
WILSON NECK HILLS PB 4/62

FARMER SHIRLEY
85294 LINDA RD
YULEE, FL 32097

2026

43-2N-27-4642-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

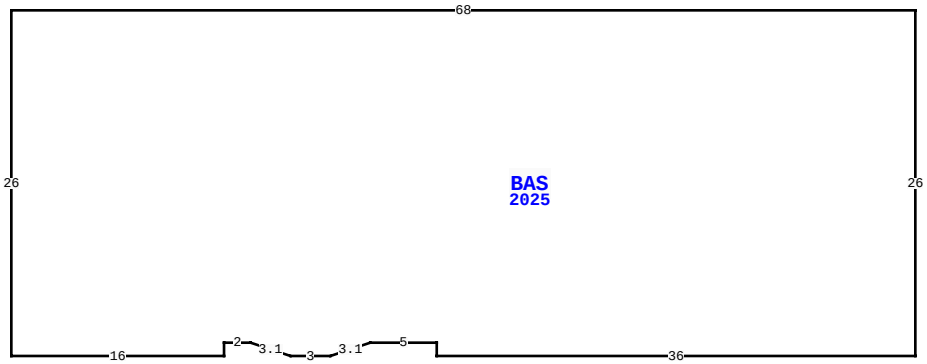
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	2025	1,758	55,061
TOTALS	1,758			1,758	55,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,758	116.0000	104.40	183,535	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 100% - 2025 Heated Area: 1758 HX Base Yr 2024



85294 LINDA 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		71,182
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		162,910
SOH/AGL Deduction		31,380
ASSESSED VALUE		131,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,119
TOTAL JUST VALUE		162,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260004131			04/16/2026
MH240009338	REPLACEMENT DW/MH	0	08/12/2024
963350	GARAGE	10,200	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/30/2021	CN	Q	I	01	95,000
GRANTOR: FAIRCLOTH MALCOM T JR						
GRANTEE: FARMER SHIRLEY						
0529/0475	10/21/1987	WD	U	V		6,000
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: FAIRCLOTH MALCOLM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E68 S26 W36 N1 W5 D1L3 W3 U1L3 W2 S1 W16 N26 $
.

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
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1987	1987	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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 01/03/2025 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

LOT 40
WILSON NECK HILLS PB 4/62

FARMER SHIRLEY
85294 LINDA RD
YULEE, FL 32097

2026

43-2N-27-4642-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 04

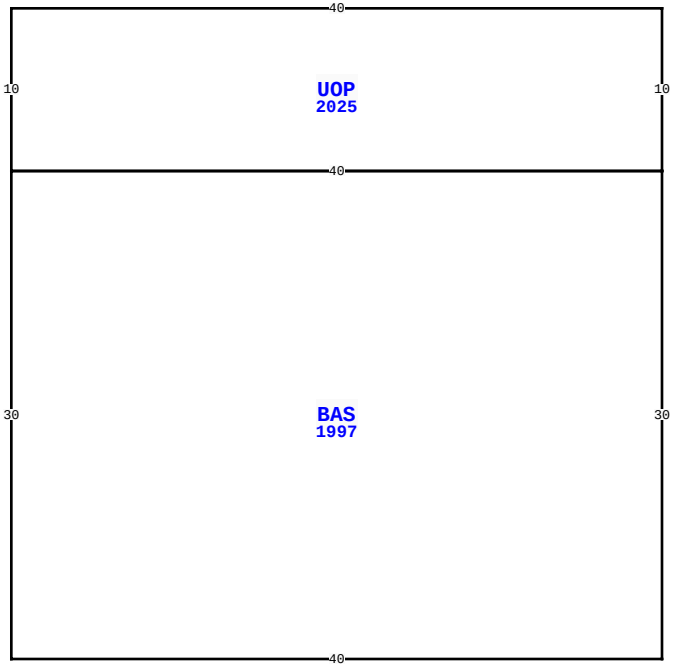
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1997	1,200	15,114
UOP	400	20	2025	80	1,008
TOTALS	1,600			1,280	16,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,280	64.5840	25.19	32,243	1997	1997	0	0	0	50.00	50.00

3 GARAGE RES 100% - 2024 Heated Area: 1200 HX Base Yr 2024



85294 LINDA 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		71,182
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		162,910
SOH/AGL Deduction		31,380
ASSESSED VALUE		131,530
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		80,119
TOTAL JUST VALUE		162,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	9/30/2021	CN	Q	I	01	95,000
GRANTOR: FAIRCLOTH MALCOM T JR						
GRANTEE: FARMER SHIRLEY						
0529/0475	10/21/1987	WD	U	V		6,000
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: FAIRCLOTH MALCOLM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W40 S30 E40 N30 $
UOP=[YR=2025;ORIG=-40,0] E40 N10 W40 S10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/03/2025 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS