TRACT 1
IN OR 1533/198
R107775 & R107776

SUYDAM BENJAMIN W III LIVING TRUST/SUYDAM BENJAMIN
86333 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097

2026

43-2N-27-4643-000A-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

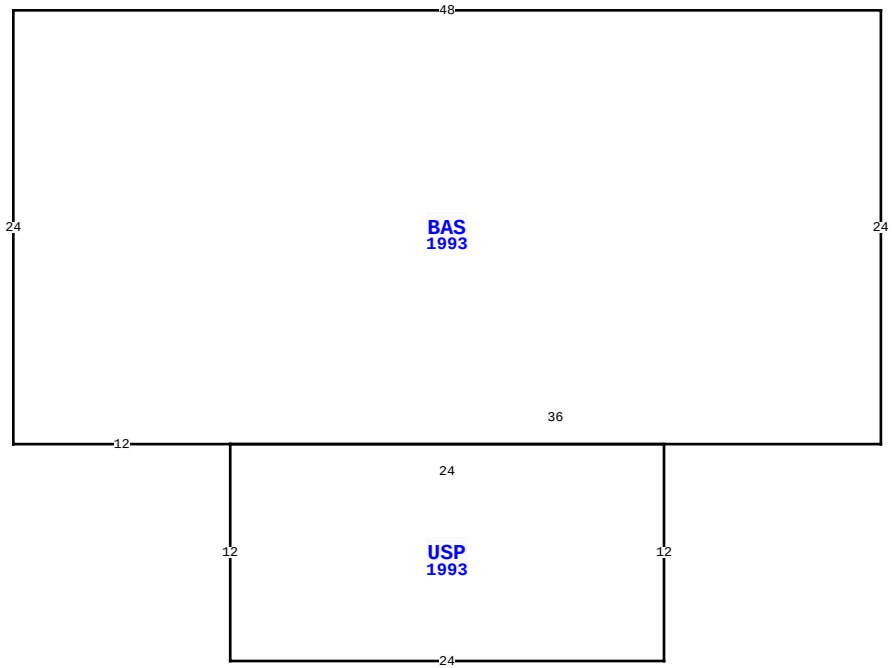
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100	1993	1,152	34,546
USP	288	50	1993	144	4,318
TOTALS	1,440			1,296	38,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	117.6000	99.96	129,548	1982	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1152 HX Base Yr



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

85175 LINDA RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,864
TOTAL MARKET OB/XF VALUE	2,996
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	131,860
SOH/AGL Deduction	37,105
ASSESSED VALUE	94,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,755
TOTAL JUST VALUE	131,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/0198	10/30/2007	QC	Q	I	01	100
GRANTOR: SUYDAM BENJAMIN W III						
GRANTEE: BENJAMIN W SUYDAM I						
0711/1189	8/17/1994	WD	Q	I		30,000
GRANTOR: MORTON ERNEST J						
GRANTEE: SUYDAM BENJAMIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E12 USP=[YR=1993] S12 E24 N12 W24$ E36 N24$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
3	0681	POLE SHED	0	0	7	12	84.00	SF	15.00	15.00	100	1990	1990	3	20	252	
4	0681	POLE SHED	0	0	7	12	84.00	SF	15.00	15.00	100	1990	1990	3	20	252	

LAND DESCRIPTION

TOTAL OB/XF 2,996

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