TRACT 3 IN OR 2159/1103
WILSON NECK HILLS 2 ANNEX
R787409 & R787410

SAPP ELLIS J
85117 LINDA RD
YULEE, FL 32097

2026

43-2N-27-4643-000A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

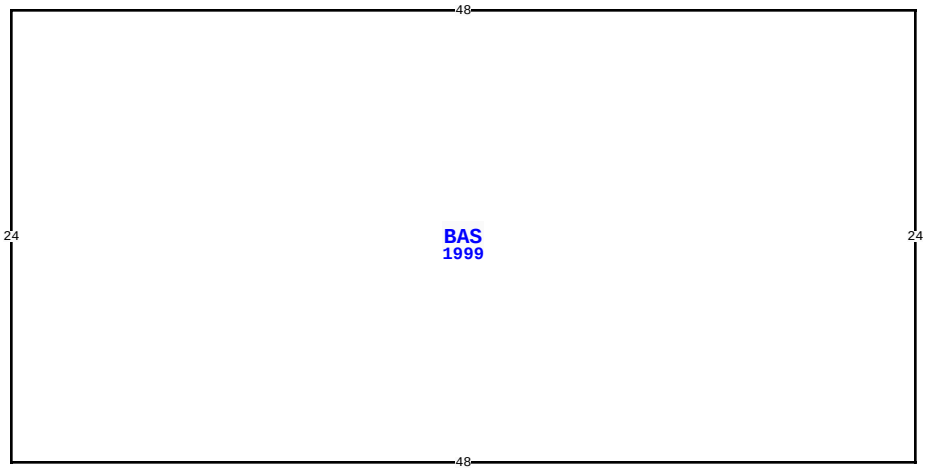
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1999	1,152	36,578
TOTALS	1,152			1,152	36,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	117.6000	105.84	121,928	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2018 Heated Area: 1152 HX Base Yr 2018



85117 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		36,578
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		129,962
SOH/AGL Deduction		61,273
ASSESSED VALUE		68,689
TOTAL EXEMPTION VALUE	HX HB	43,689
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-477	MH MOVE-ON	29,900	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1103	11/20/2017	QC	U	I	11	100
GRANTOR: SAPP E J & PATRICIA T						
GRANTEE: SAPP ELLLIS J						
0921/1800	2/29/2000	WD	U	I	07	100
GRANTOR: SAPP E J & PATRICIA T						
GRANTEE: SAPP E J & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E48 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	0754	FOP	0	100	12	6	72.00	SF	15.00	15.00	100	1999	1999	3	20	216	
2	0351	CARPORT MT	0	100	18	18	324.00	SF	10.00	10.00	100	1999	1999	3	20	648	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 3,384

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS