TRACT 46 R673345
IN OR 2066/1002
WILSON NECK HILLS 2 UNR

BIXLER SHAWN & APRYLLE
85287 LINDA ROAD
YULEE, FL 32097

2026

43-2N-27-4643-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

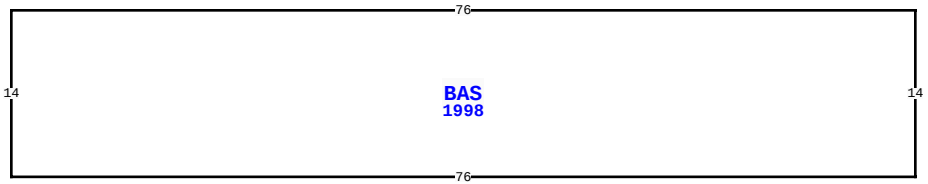
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,064	100	1998	1,064	61,949
TOTALS	1,064			1,064	61,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	119.8000	107.82	114,720	1996	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2018 Heated Area: 1064 HX Base Yr 2018



85287 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		99,899
TOTAL MARKET OB/XF VALUE		314
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		190,213
SOH/AGL Deduction		66,702
ASSESSED VALUE		123,511
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,100
TOTAL JUST VALUE		190,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982108	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2066/1002	8/19/2016	WD	Q	I	01	106,000
GRANTOR: LEA ZACHARY S						
GRANTEE: BIXLER SHAWN & APRY						
1173/0164	9/18/2003	WD	Q	I		65,000
GRANTOR: ACUFF JASON & KIMBERL						
GRANTEE: LEA ZACHARY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S14 E76 N14$.

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	0751	UOP	0	100	14	8	112.00	SF	10.00	10.00	100	2002	2002	3	28	314	

LAND DESCRIPTION

TOTAL OB/XF 314

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

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Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

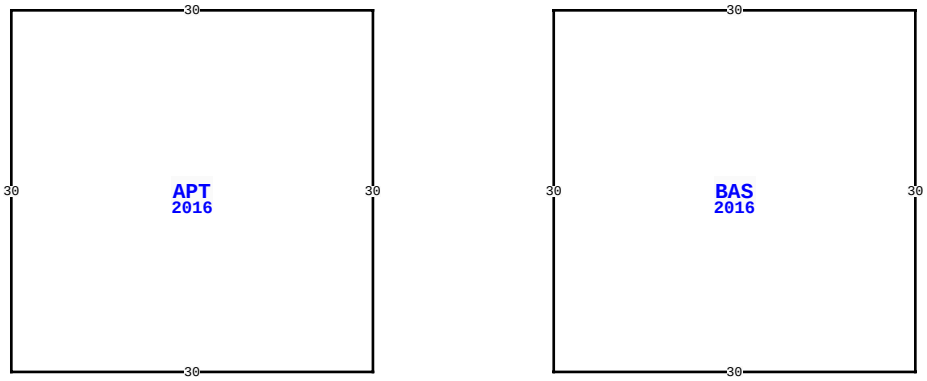
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100	2016	900	18,975
BAS	900	100	2016	900	18,975
TOTALS	1,800			1,800	37,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	69.3000	27.03	48,654	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2018 Heated Area: 1800 HX Base Yr 2018



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1173/0164	9/18/2003	WD	Q	I		65,000
GRANTOR: ACUFF JASON & KIMBERL						
GRANTEE: LEA ZACHARY S						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2016] W30 S30 E30 N30$ PTR= E15 BAS=[YR=2016] E30 S30 W30 N30$ W15$.

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

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