

SUTTON JAMES MORRIS JR/BALLENTINE CYNTHIA PARKER
85257 LINDA RD
YULEE, FL 32097

43-2N-27-4643-0047-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

30 VINYL 80
01 MINIMUM 20
03 GABLE/HIP 100
03 COMP SHNGL 50
12 MODULAR MT 50
02 WALL BD/WD 100
14 CARPET 70
08 SHT VINYL 30
02 WINDOW 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
0 0 100
0 100

03 Quality Level 03
0200 MOBILE HOME
MKT AREA 04
4048.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBAYBECONFNCTNORM% COND

0800021,41298.000088.20124,538200220020054.0046.00

Heated Area: 1380HX Base Yr 2025

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE57,287

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE147,287

SOH/AGL Deduction2,010

ASSESSED VALUE145,277

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE93,866

TOTAL JUST VALUE147,287

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE141,458

PERMIT NUMDESCRIPTIONAMTISSUED

MH013434MH MOVE-ON003/01/2001

3076H/AC2,30007/12/1989

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U V / I RSN CD SALE PRICE

2735/12798/27/2024WD U I 3760,000

GRANTOR:HESSENAUER BRIAN T &
GRANTEE:SUTTON JAMES MORRIS
1309/11424/13/2005WD Q I 06100
GRANTOR:YULEE REPO HOME CENTE
GRANTEE:HESSENAUER BRIAN T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W2 BAS=[YR=2022] N12 W24 S12 E24\$ W40 S24 E11
BAS=[YR=2022] S4 FOP=[YR=2022] S6 E18 N6 W18\$ E18 N4 W18\$ E20 D2 R2 E4 R2 U2 E3 N24\$.

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/11/2026MLU

EXTRA FEATURES

85257 LINDA RD, YULEE

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYR CONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCD

Total Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000

PRINTED 07/09/2026 BY SYS