BLOCK 6 LOT 3
IN OR 1024/552
R583406 & R583407

HORTON PATRICIA
85248 DELEENE ROAD
YULEE, FL 32097

2026

43-2N-27-4647-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

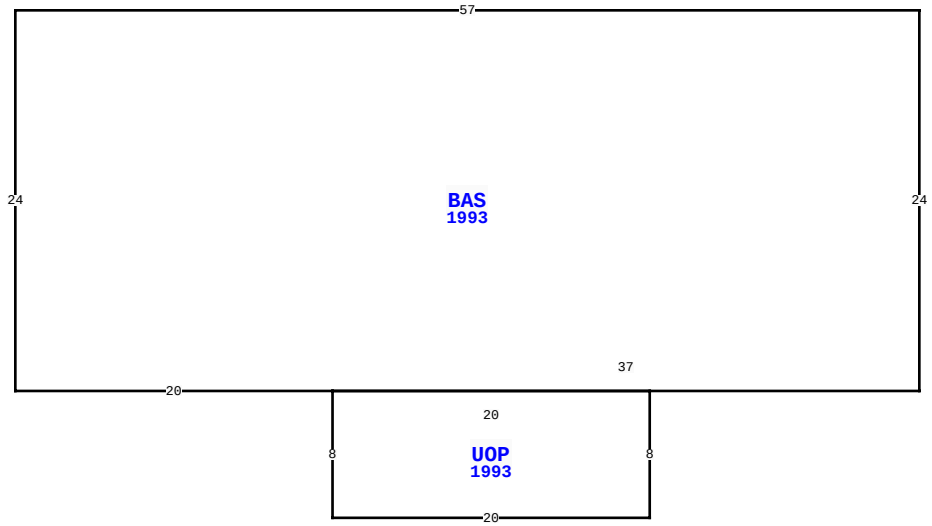
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,368	100	1993	1,368	40,326
UOP	160	25	1993	40	1,179
TOTALS	1,528			1,408	41,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,408	115.6000	98.26	138,350	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 100% - 2002 Heated Area: 1368 HX Base Yr 2002



85248 DELEENE 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		62,353
TOTAL MARKET OB/XF VALUE		120
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		152,473
SOH/AGL Deduction		86,896
ASSESSED VALUE		65,577
TOTAL EXEMPTION VALUE	HX HB WX	45,577
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		152,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109117	B010	28,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1024/0552	12/11/2001	WD	Q	I		48,700
GRANTOR: GREEN HARRY & MERRY L						
GRANTEE: HORTON PATRICIA						
0711/1045	8/16/1994	WD	Q	I	05	15,200
GRANTOR: NORWEST FINANCIAL AME						
GRANTEE: GREEN HARRY E ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E20 UOP=[YR=1993] S8 E20 N8 W20$ E37 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	0751	UOP	0	100	6	8	48.00	SF	10.00	10.00	100	1999	1999	3	25	120	

LAND DESCRIPTION

TOTAL OB/XF 120

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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BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

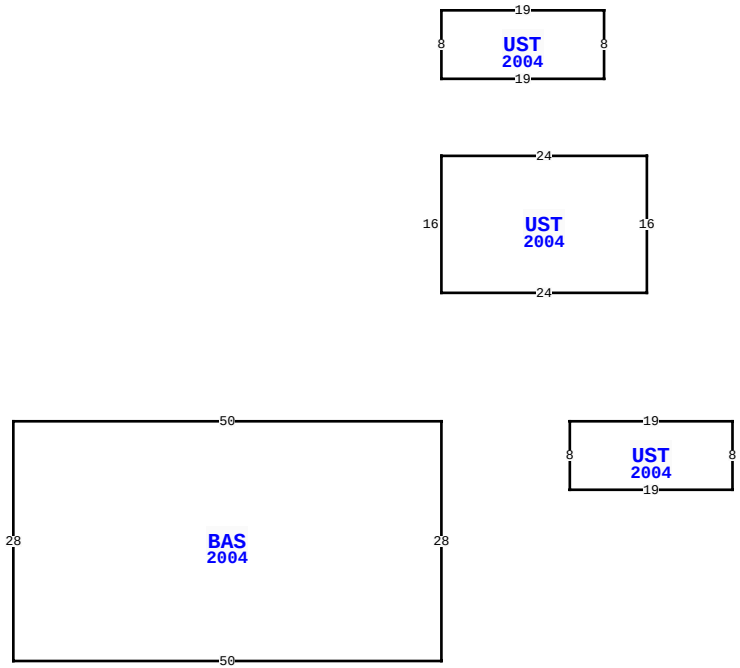
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2004	1,400	17,079
UST	152	45	2004	68	830
UST	152	45	2004	68	830
UST	384	45	2004	173	2,111
TOTALS	2,088			1,709	20,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,709	46.0000	17.94	30,659	2004	2004	0	0	0	32.00	68.00

2 GARAGE RES 100% - 2002 Heated Area: 1400 HX Base Yr 2002



85248 DELEENE RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: NORWEST FINANCIAL AME						
GRANTEE: GREEN HARRY E ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S28 E50 N28$ PTR= N40 UST=[YR=2004] N8 E19 S8 W19$ S40 $ PTR=N15 UST=[YR=2004] N16 E24 S16 W24$ S15$ PTR=E15 UST=[YR=2004] E19 S8 W19 N8$ 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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