

BLOCK 6 LOT 7
IN OR 2588/293
R788270 & R788271

MCCORKEL BENJAMIN L/ATKINS GLADYS V
85134 DELEENE ROAD
YULEE, FL 32097

2026

43-2N-27-4647-0006-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	2,002	100	1999	2,002	63,099
TOTALS	2,002			2,002	63,099

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	2,002	123.6000	105.06	210,330	1989	1989	0	0	0 70.00	30.00		
1 M/H 93- 100% - 2001 Heated Area: 2002 HX Base Yr 2001													
26 77 26 77 BAS 1999													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												63,099	
TOTAL MARKET OB/XF VALUE												64	
TOTAL LAND VALUE - MARKET												90,000	
TOTAL MARKET VALUE												153,163	
SOH/AGL Deduction												104,084	
ASSESSED VALUE												49,079	
TOTAL EXEMPTION VALUE												25,000	
BASE TAXABLE VALUE												24,079	
TOTAL JUST VALUE												153,163	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												144,451	

85134 DELEENE RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU													

TOTAL OB/XF													
64													

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2588/0293	8/25/2022	QC U	I 11
GRANTOR: MCCORKEL BENJAMIN L &			
GRANTEE: MCCORKEL BENJAMIN L			
0864/0842	1/26/1999	WD U	I 13
GRANTOR: EZELL BEATRICE			
GRANTEE: MCCORKEL BENJAMIN L			
SALE PRICE 100			
32,000			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W77 S26 E77 N26\$.													