



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 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			
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	1,680	100	2005	1,680	110,243
DCK	196	15	2022	29	1,903
UOP	140	25	2022	35	2,296
TOTALS		2,016		1,744	114,443

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,744	117.6000	105.84	184,585	2005	2010	0	0	38.00	62.00

1 M/H 94+ 100% - 2023

Heated Area: 1680

HX Base Yr 2023

14

14

DCK
2022

14

14

10

UOP
2022

10

30

26

BAS
2005

30

56

BLD DATE

LGL DATE

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10003CONC FINSH 10002WINDOW 10002CONVECTION 100010001WOOD FRAME 1001.1.10001000NONE 100

QUALITY

05Quality Level 05

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS576100202257614,970UCP336202022671,741UOP394202025792,053

TOTALS1,30672218,765

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

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

65000172298.010038.2227,5951994200400032.0068.00

2 GARAGE RES100% - 2023Heated Area: 576HX Base Yr 2023

BLD DATEXF DATEINC DATE

85143 DERRICK RD, YULEE

LGL DATELAND DATEAG DATE

05/11/2026MLU

TOTAL OB/XF0

NASSAW COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE161,447TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET90,000TOTAL MARKET VALUE251,447SOH/AGL Deduction105,788ASSESSED VALUE145,659TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE94,248TOTAL JUST VALUE251,447NCON VALUE28,239INCOME VALUEPREVIOUS YEAR MKT VALUE214,897

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2551/08113/25/2022WDQ1I01225,000

GRANTOR:HARBESON STACEYGRANTEE:BRADBERRY CATHY L I2538/16282/04/2022QCUII11100GRANTOR:HARBESON HAROLD L IIIGRANTEE:HARBESON STACEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W24 S24 E24 N24 \$UOP=[YR=2025;ORIG=-24,0] N16 E14 S6 E10 S5 E14 S5 W14 W24 \$UCP=[YR=2022;ORIG=14,24] N24 W14 S24 E14 \$.

REVIEW DATE06/16/2025BYKWTotal Acres: 0.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS

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