BLOCK 4 LOT 7
2007 HMMT DW/MH
L/E OR 1530/941

ODOM JOYCE M L/E/
85326 FAYE RD
YULEE, FL 32097

2026

43-2N-27-4648-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

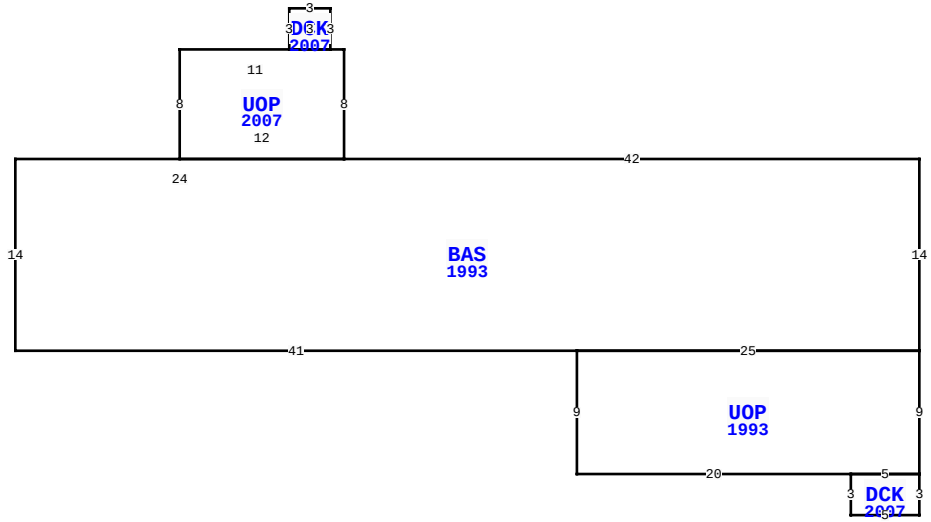
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	924	100	1993	924	25,117
DCK	9	15	2007	1	27
DCK	15	15	2007	2	54
UOP	225	25	1993	56	1,522
UOP	96	25	2007	24	653
TOTALS	1,269			1,007	27,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,007	106.6000	90.61	91,244	1987	1987	0	0	0	70.00	30.00

1 M/H 93- 100% - 2013 Heated Area: 924 HX Base Yr 2013



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,934
TOTAL MARKET OB/XF VALUE		3,175
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		213,109
SOH/AGL Deduction		103,270
ASSESSED VALUE		109,839
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		3,428
TOTAL JUST VALUE		213,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4892	CO ISSUED	0	01/01/2007
E18624	ELEC OTHER	0	01/01/2007
MH4892	MH MOVE-ON	0	01/01/2007
M12399	MECH OTHER	0	01/01/2007
P12038	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/0941	10/15/2007	QC	U	I	07	100
GRANTOR: HARPE DOROTHY M & JOY						
GRANTEE: HARPE DOROTHY M L/E						
1460/1039	11/21/2006	QC	U	I	18	100
GRANTOR: HARPE DOROTHY M						
GRANTEE: HARPE DOROTHY M L/E						

85326 FAYE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0681	POLE SHED	0	100	14	10	140.00	SF	15.00	15.00	100	1994	1994	3	20	420	
2	0510	GARAGE WD-	0	100	12	24	288.00	SF	35.00	35.00	100	2000	2000	3	26	2,621	
3	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	24	67	
4	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	24	67	

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UOP=[YR=2007] N8 W1 DCK=[YR=2007] N3 W3 S3 E3$ W11 S8 E12$ W24 S14 E41 UOP=[YR=1993] S9 E20 DCK=[YR=2007] S3 E5 N3 W5$ E5 N9 W25$ E25 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,175

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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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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

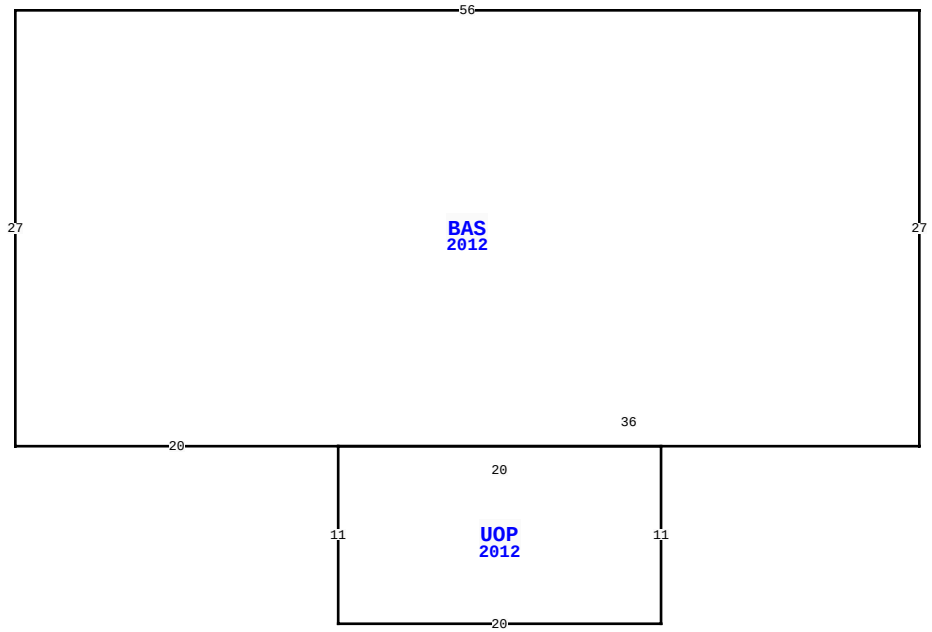
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2012	1,512	89,312
UOP	220	25	2012	55	3,249
TOTALS	1,732			1,567	92,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,567	117.2000	105.48	165,287	2007	2007	0	0	0	44.00	56.00

2 M/H 94+ 100% - 2013 Heated Area: 1512 HX Base Yr 2013



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/11/2026 MLU
AG DATE	

85326 FAYE RD, YULEE

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1460/1039	11/21/2006	QC	U	I	18	100
GRANTOR: HARPE DOROTHY M						
GRANTEE: HARPE DOROTHY M L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W56 S27 E20 UOP=[YR=2012] S11 E20 N11 W20$ E36 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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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