PT OF E'LY 1/2 OF NE1/4 OF
NW1/4 OR 578/831
1986 DEST DW/MH

TERRY ROY III
7271 VELVET OAKS CT
JACKSONVILLE, FL 32277

2023

07-2N-27-0000-0003-0070

BUILDING CHARACTERISTICS

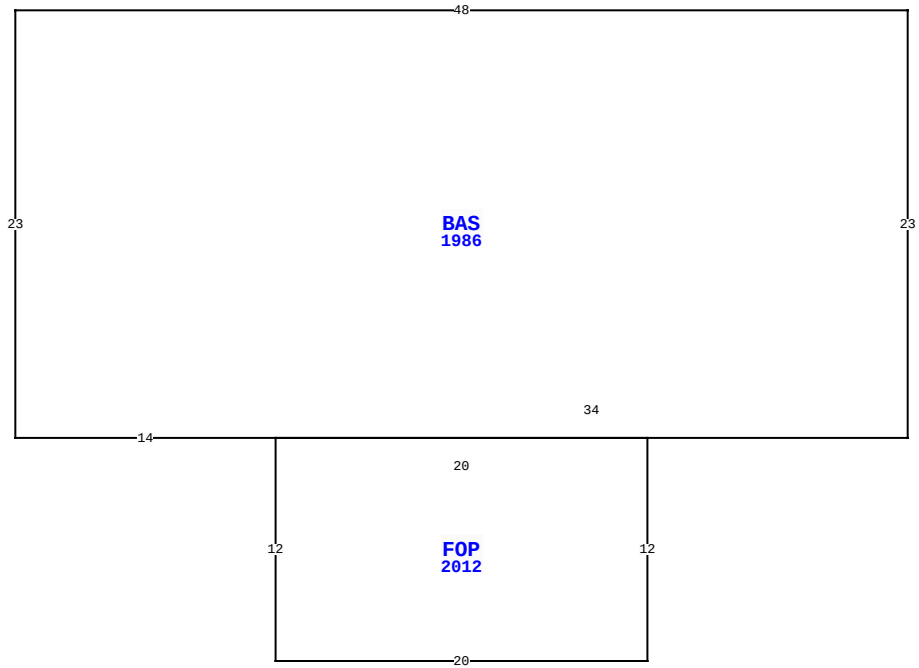
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	25,231
FOP	240	30	72	1,646
TOTALS	1,344		1,176	26,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,176	117.2000	76.18	89,588	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 1104 HX Base Yr



BLD DATE	03/11/2008 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

76006 HARPER CHAPEL RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,876
TOTAL MARKET OB/XF VALUE	1,528
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	84,404
SOH/AGL Deduction	0
ASSESSED VALUE	84,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,404
TOTAL JUST VALUE	84,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9084	MH MOVE-ON	3,000	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2594/0618	9/30/2022	QC	U	I	11	100
GRANTOR: TERRY AMANDA						
GRANTEE: TERRY ROY III						
0578/0831	9/11/1989	WD	Q	V		5,000
GRANTOR: SIMMONS LYDIA & JOHN						
GRANTEE: TERRY ROY III & A E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1986] W48 S23 E14 FOP=[YR=2012] S12 E20 N12 W20$
E34 N23$.

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
2	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	100	1998	1998	3	20	288	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,528

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.70	80,000.00	56,000.00	56,000							

REVIEW DATE 02/14/2018 BY SBX Total Acres: 1.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/02/2023 BY SYS