BLOCK 2 LOT 1
YULEE WOODS #2 PB 5/83 & 84

NELSON RICHARD A & AMELIA T
85119 TERRY RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

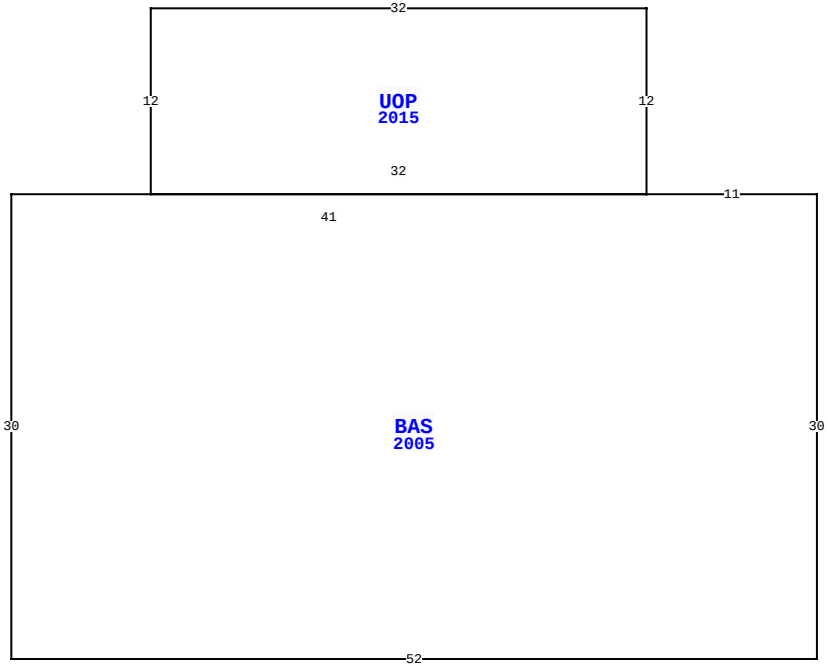
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	90,095
UOP	384	25	96	5,544
TOTALS	1,944		1,656	95,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,656	128.9200	90.24	149,437	2003	2008	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 0 Heated Area: 1560 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85119 TERRY RD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	95,640
TOTAL MARKET OB/XF VALUE	4,156
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	179,796
SOH/AGL Deduction	45,287
ASSESSED VALUE	134,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,509
TOTAL JUST VALUE	179,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03419	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0026	3/01/2023	QC	U	I	11	100
GRANTOR: MATTHEWS ROBERT A						
GRANTEE: NELSON RICHARD A &						
2625/0024	3/01/2023	QC	U	I	11	100
GRANTOR: MATTHEWS LEAH C						
GRANTEE: NELSON RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 UOP=[YR=2015] N12 W32 S12 E32$ W41 S30 E52 N30$.

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	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	2005	2005	3	87	724	
2	0351	CARPORT MT	0	0	26	22	572.00	SF	10.00	10.00	100	2012	2012	3	60	3,432	

LAND DESCRIPTION

TOTAL OB/XF 4,156

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS