

BLOCK 2 LOT 57
YULEE WOODS #2 PB 5/83 & 84

SLOPER CURTIS JR & MARY L/E/
85021 TERRY ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0570



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	30	VINYL 100	0820	02	2,232	116.8000	75.92	169,453	1988	1993	0	0	0	70.00	30.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2006													Heated Area: 2001													HX Base Yr 2006												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,001	100	2,001	45,575																																					
FSP	288	60	173	3,940																																					
UOP	231	25	58	1,321																																					
TOTALS			2,520	2,232	50,836																																				
EXTRA FEATURES			85021 TERRY RD, YULEE																																						
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																									
1	0511	GARAGE CB-	0 100	27	30	810.00	SF	26.80	26.80	100	1988	1988	3	57	12,374																										
2	0810	CONCRETE A	0 100	17	60	1,020.00	SF	6.50	6.50	100	1988	1988	3	57	3,779																										
3	0810	CONCRETE A	0 100	0	0	324.00	SF	6.50	6.50	100	1988	1988	3	57	1,200																										
4	1242	WD DECK A	0 100	10	4	40.00	SF	10.00	10.00	100	1988	1988	3	20	80																										
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310																										
7	1242	WD DECK A	0 100	20	5	100.00	SF	10.00	10.00	100	2002	2002	3	21	210																										
TOTAL OB/XF																	19,953																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																								
REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																									