BLOCK 2 LOT 59
R673038 & R673039
YULEE WOODS #2 PB 5/83 & 84

HARDY LINDA S
85093 TERRY RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0590

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

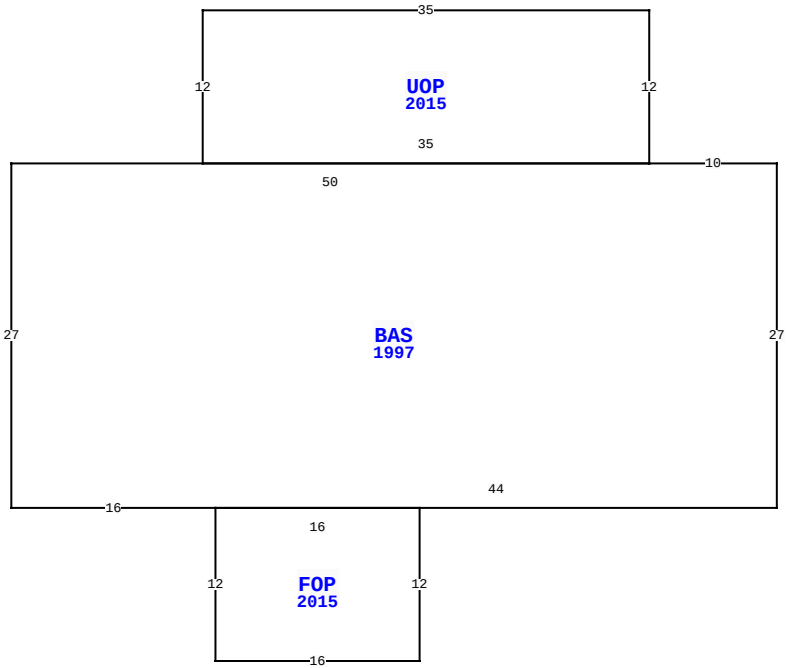
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,620	100	1,620	60,562
FOP	192	30	58	2,168
UOP	420	25	105	3,925
TOTALS	2,232		1,783	66,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,783	127.1600	89.01	158,705	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2022 Heated Area: 1620 HX Base Yr 2022



85093 TERRY RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,656
TOTAL MARKET OB/XF VALUE		2,840
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		149,496
SOH/AGL Deduction		35,340
ASSESSED VALUE		114,156
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		59,156
TOTAL JUST VALUE		149,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971719	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/0281	8/30/2021	WD	Q	I	01	130,000
GRANTOR: BRINK ANGELA T F/K/A						
GRANTEE: HARDY ROBERT A & LI						
1693/0378	7/29/2010	WD	Q	I	01	104,000
GRANTOR: MASON CHESTER L						
GRANTEE: JORDAN ANGELA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 UOP=[YR=2015] N12 W35 S12 E35$ W50 S27 E16
FOP=[YR=2015] S12 E16 N12 W16$ E44 N27$.

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	100	0	0	238.00	SF	6.50	6.50	100	1997	1997	3	75	1,160	
2	0940	SHEDS/PORT	0	100	14	20	280.00	SF	30.00	30.00	100	1997	1997	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 2,840

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	100	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