

BLOCK 3 LOT 3
IN OR 803/1737
R434006 & R434007

MATHIS VICTOR M
85262 MEGAN STREET
YULEE, FL 32097

2023

42-2N-27-4613-0003-0030



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	VALUATION SUMMARY																								
Exterior Wall	30	VINYL 100	0820	02	1,690	122.8000	79.82	134,896	1988	1993	0	0	70.00	30.00	STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 1620										HX Base Yr													
Roof Cover	12	MODULAR MT 100	BAS 1993 UOP 1993																																				
Interior Wall	05	DRYWALL 60																																					
Interior Wall	04	PLYWOOD 40																																					
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																																					
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	1,620	100	1,620	38,792																																			
UOP	280	25	70	1,676																																			
TOTALS			1,900	1,690		40,469																																	
EXTRA FEATURES			85262 MEGAN ST, 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	0681	POLE SHED	0 100	40	16	640.00	SF	15.00	15.00	100	1994	1994	3	23	2,208																								
2	0681	POLE SHED	0 100	20	10	200.00	SF	15.00	15.00	100	1994	1994	3	23	690																								
3	0810	CONCRETE A	0 100	0	0	154.00	SF	6.50	6.50	100	1994	1994	3	70	701																								
4	0681	POLE SHED	0 100	40	10	400.00	SF	15.00	15.00	100	2008	2008	3	56	3,360																								
5	0681	POLE SHED	0 100	40	10	400.00	SF	15.00	15.00	100	2008	2008	3	56	3,360																								
LAND DESCRIPTION			TOTAL OB/XF 10,319																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																							

VALUATION BY				STANDARD																			
Tax Group: 4				Tax Dist:																			
BUILDING MARKET VALUE				40,469																			
TOTAL MARKET OB/XF VALUE				10,319																			
TOTAL LAND VALUE - MARKET				80,000																			
TOTAL MARKET VALUE				130,788																			
SOH/AGL Deduction				84,216																			
ASSESSED VALUE				46,572																			
TOTAL EXEMPTION VALUE				HX HB																			
BASE TAXABLE VALUE				21,572																			
TOTAL JUST VALUE				130,788																			
NCON VALUE				0																			
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE				92,671																			
PERMIT NUM				DESCRIPTION				AMT				ISSUED											
B1429145				CARPORT				11,682				08/01/2014											
8190				MH MOVE-ON				29,300				05/30/1990											
SALES DATA																							
OFF RECORD Number				DATE				TYPE INST				Q / V I / I				RSN CD				SALE PRICE			
0803/1737				8/21/1997				QC U				I				06				100			
GRANTOR: MATHIS VICTOR M & REB																							
GRANTEE: MATHIS VICTOR M																							
0598/0132				5/25/1990				WD Q				V				15,000							
GRANTOR: SHEFFIELD WM ET AL																							
GRANTEE: MATHIS VICTOR & R																							
BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS=[YR=1993] W60 S27 E22 UOP=[YR=1993] S10 E28 N10 W28 \$ E38 N27 \$.																							