BLOCK 3 LOT 6
2015 TOHO DW/MH
IN OR 1003/987

THOMPSON RAYMOND N & BRENDA G
85182 MEGAN ST
YULEE, FL 32097

2023

42-2N-27-4613-0003-0060

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

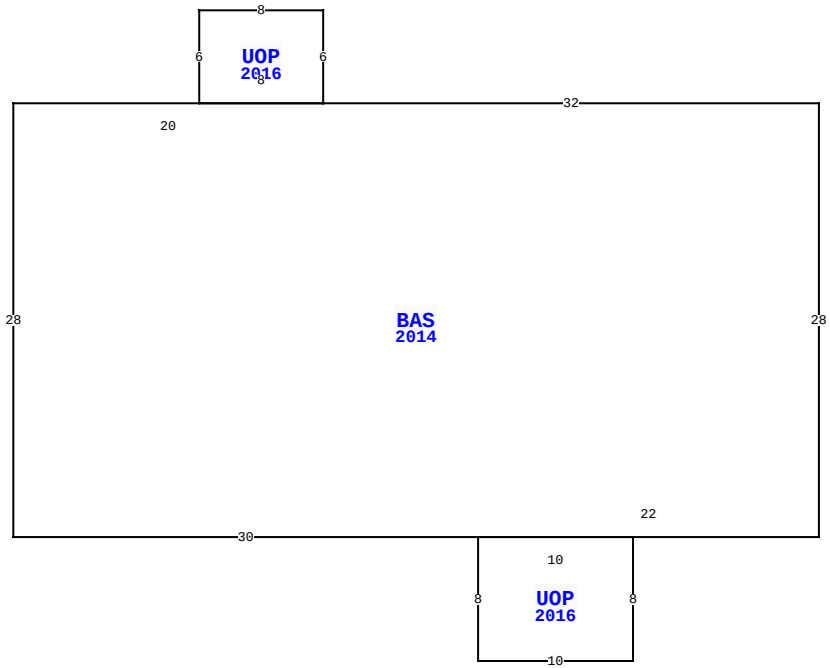
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	97,354
UOP	48	25	12	802
UOP	80	25	20	1,338
TOTALS	1,584		1,488	99,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	119.4000	83.58	124,367	2014	2014	0	0	0	20.00	80.00

2 M/H 94+ – 100% - 2001 Heated Area: 1456 HX Base Yr 2001



85182 MEGAN ST, YULEE

BLD DATE	02/25/2015	KK	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		99,494
TOTAL MARKET OB/XF VALUE		363
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		179,857
SOH/AGL Deduction		83,503
ASSESSED VALUE		96,354
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,354
TOTAL JUST VALUE		179,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145595	CO ISSUED	0	10/16/2014
MH145595	MH MOVE-ON	0	09/01/2014
249	MH MOVE-ON	5,500	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2462/0783	3/23/2019	QC	U	I	11	100
GRANTOR: THOMPSON RAYMOND N &						
GRANTEE: THOMPSON RAYMOND N						
1003/0987	8/16/2001	QC	U	I	01	100
GRANTOR: THOMPSON RAYMOND & BO						
GRANTEE: THOMPSON RAYMOND &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W32 UOP=[YR=2016] N6 W8 S6 E8$ W20 S28 E30
UOP=[YR=2016] S8 E10 N8 W10$ E22 N28$.

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	0351	CARPORT MT	0	100	20	22	324.00	SF	5.60	5.60	100	1999	1999	3	20	363	

LAND DESCRIPTION

TOTAL OB/XF 363

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 08/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS