BLOCK 4 LOT 1
1989 SUM/HORT DW/MH
YULEE WOODS #3 PB 5/239

LESTER DERRICK/POTTORFF SAMANTHA
85287 MEGAN ST
YULEE, FL 32097

2023

42-2N-27-4613-0004-0010

BUILDING CHARACTERISTICS

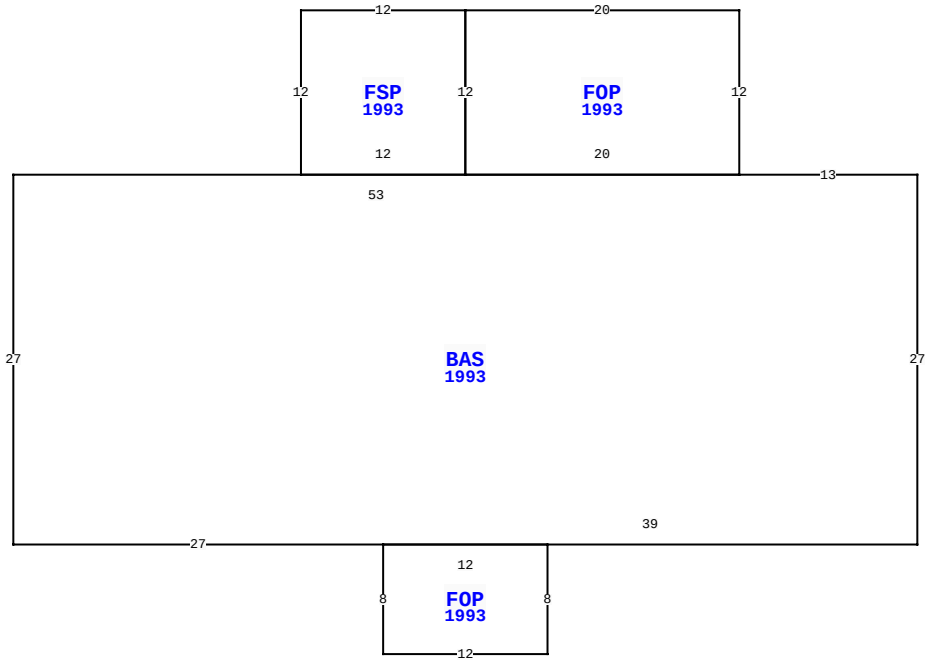
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,782	100	1,782	42,672
FOP	96	30	29	695
FOP	240	30	72	1,724
FSP	144	60	86	2,060
TOTALS	2,262		1,969	47,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,969	122.8000	79.82	157,166	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1782 HX Base Yr 2021



85287 MEGAN ST, YULEE

BLD DATE	02/11/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		77,819
TOTAL MARKET OB/XF VALUE		5,881
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,700
SOH/AGL Deduction		27,678
ASSESSED VALUE		136,022
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,022
TOTAL JUST VALUE		163,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429448	GARAGE	77,220	10/01/2014
6325	XFOB	5,000	03/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0738	7/22/2020	WD	Q	I	01	150,000
GRANTOR: TYO MARK J						
GRANTEE: LESTER DERRICK & SA						
1722/0487	9/27/2010	QC	U	I	11	100
GRANTOR: LATREMOUILLE LISA A						
GRANTEE: TYO MARK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FOP=[YR=1993] N12 W20 FSP=[YR=1993] W12 S12 E12 N12 $ S12 E20 $ W53 S27 E27 FOP=[YR=1993] S8 E12 N8 W12 $ E39 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0680	POLE SHED	0	100	32	24	768.00	SF	10.00	10.00	100	1994	1994	3	23	1,766	
3	0940	SHEDS/PORT	0	100	28	12	336.00	SF	20.10	20.10	100	1994	1994	3	20	1,351	
4	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1994	1994	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 5,881

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		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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

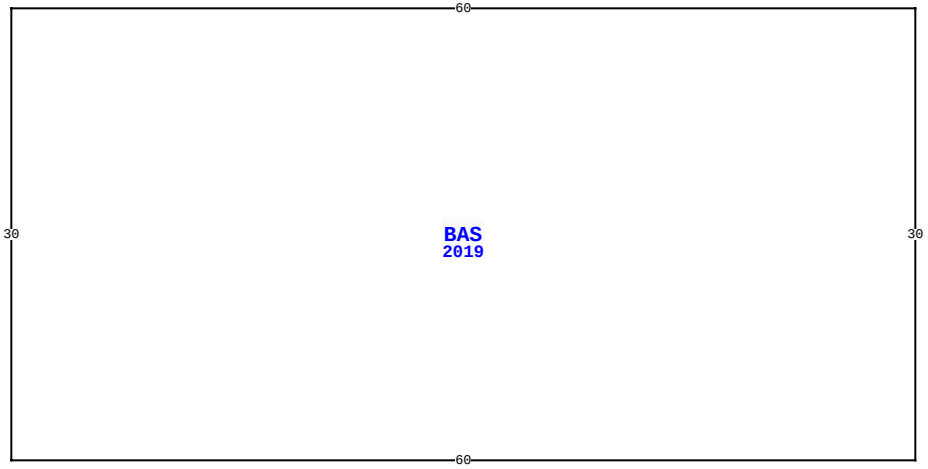
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	30,669
TOTALS	1,800		1,800	30,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,800	52.9000	18.52	33,336	2014	2014	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2021 Heated Area: 1800 HX Base Yr 2021



85287 MEGAN ST, YULEE

BLD DATE	02/11/2009 KK	LGL DATE	
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GRANTOR: LATREMOUILLE LISA A						
GRANTEE: TYO MARK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S30 E60 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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