

BLOCK 4 LOT 12
IN OR 2020/797
YULEE WOODS #3 PB 5/239

GRIGG CYNTHIA B &/DUIT BYRON KEITH ET AL
85187 MEGAN ST
YULEE, FL 32097

2023

42-2N-27-4613-0004-0120



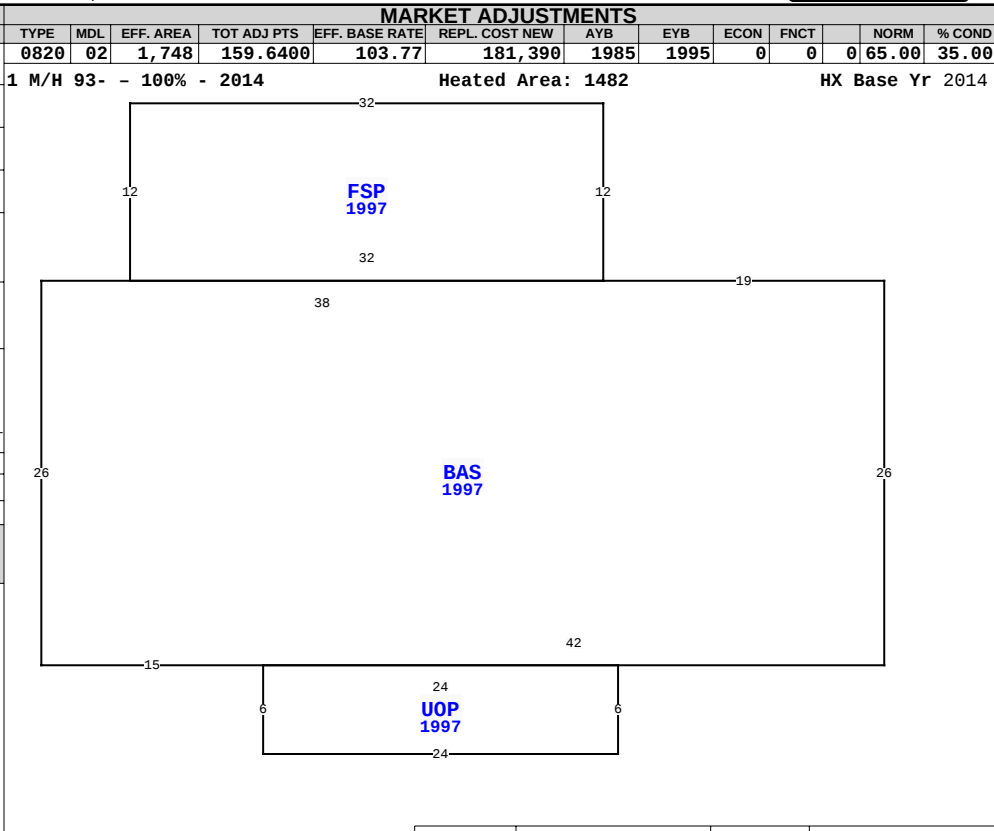
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	1,482	100	1,482	53,825
FSP	384	60	230	8,353
UOP	144	25	36	1,308
TOTALS	2,010		1,748	63,486

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	9	12	108.00	SF	20.10	
3	0810	CONCRETE A	0 100	8	2	16.00	SF	6.50	
4	1242	WD DECK A	0 100	0	0	192.00	SF	10.00	
5	0810	CONCRETE A	0 100	32	6	192.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00



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

85187 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	0940	SHEDS/PORT	0 100	9	12	108.00	SF	20.10	20.10	100	2002	2002	3	21	456	
3	0810	CONCRETE A	0 100	8	2	16.00	SF	6.50	6.50	100	2000	2000	3	80	83	
4	1242	WD DECK A	0 100	0	0	192.00	SF	10.00	10.00	100	2002	2002	3	21	403	
5	0810	CONCRETE A	0 100	32	6	192.00	SF	6.50	6.50	100	2019	2019	3	99	1,236	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		86,530	
TOTAL MARKET OB/XF VALUE		2,178	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		168,708	
SOH/AGL Deduction		99,478	
ASSESSED VALUE		69,230	
TOTAL EXEMPTION VALUE		HX HB	44,230
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		168,708	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,971	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2020/0797	12/22/2015	QC	U	I	11	100	
GRANTOR: GRIGG CYNTHIA B							
GRANTEE: GRIGG CYNTHIA B & B							
1640/0109	9/15/2009	WD	U	I	12	55,000	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: GRIGG CYNTHIA B							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1997] W19 FSP=[YR=1997] N12 W32 S12 E32\$ W38 S26 E15 UOP=[YR=1997] S6 E24 N6 W24\$ E42 N26\$.									

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 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	1,280	100	1,280	23,044
TOTALS	1,280		1,280	23,044

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	1,280	53.0400	18.56	23,757	2019	2019	0	0	3.00	97.00
2 GARAGE RES - 100% - 2014						Heated Area: 1280		HX Base Yr 2014			
32 40 40 32 BAS 2019											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					