BLOCK 5 LOT 11 2002 DW/MH
IN OR 682 PG 1205
YULEE WOODS #3 PB 5/239

GARDNER TOBY M JR & KAREN B
85116 TERRY RD
YULEE, FL 32097

2023

42-2N-27-4613-0005-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

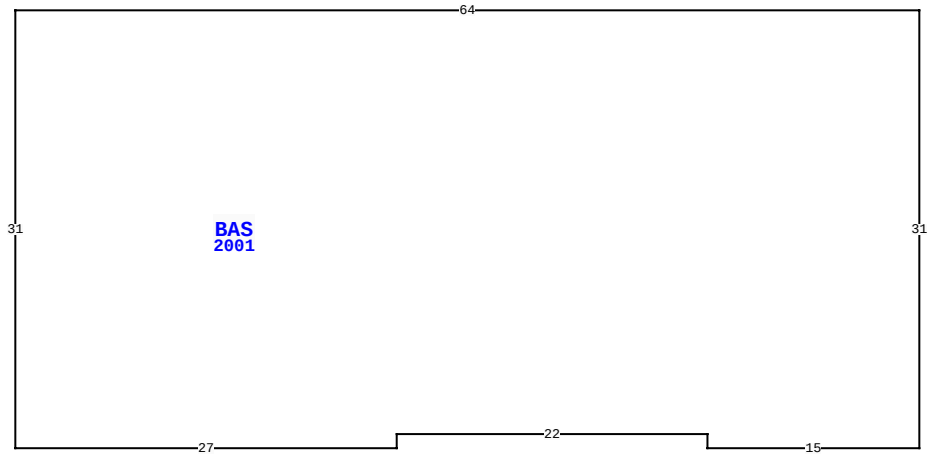
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,962	100	1,962	80,481
TOTALS	1,962		1,962	80,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,962	117.2000	82.04	160,962	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 1996 Heated Area: 1962 HX Base Yr 1996



85116 TERRY RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		80,481
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,491
SOH/AGL Deduction		89,845
ASSESSED VALUE		73,646
TOTAL EXEMPTION VALUE	HX HB	48,646
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013629	MH MOVE-ON	0	09/01/2001
95-1011	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/1205	6/10/1993	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: GARDNER TOBY JR & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S31 E27 N1 E22 S1 E15 N31$.

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	2001	2001	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 10/24/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS