

LEIGHTON-FRANKS SONYA
P O BOX 74
YULEE, FL 32041

42-2N-27-4614-0003-0120

BUILDING DRYCHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7015HARDTILE 3003CENTRAL 10004AIR DUCTED 1004 1002 10002WOOD FRAME 1001. 1. 1000 100

CONSTRUCTION

Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA04NEIGHBORHOOD/LOC4048.00

BedroomsBathroomsFrameStoriesUnits

4 1002 10002WOOD FRAME 1001. 1. 1000 100

TOTALS1,5601,56076,257

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0800021,560120.400084.28131,477200520050042.0058.00

M/H 94+ - 100% - 2006Heated Area: 1560HX Base Yr 2006

BAS2005

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE76,257TOTAL MARKET OB/XF VALUE724TOTAL LAND VALUE - MARKET80,000TOTAL MARKET VALUE156,981SOH/AGL Deduction79,253ASSESSED VALUE77,728TOTAL EXEMPTION VALUEHX HB WX55,000BASE TAXABLE VALUE22,728TOTAL JUST VALUE156,981NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE116,657

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1374/066312/15/2005WDQI39,000

GRANTOR:T S FUNDING INCGRANTEE:RIGGINS TAMMY & SON1332/13197/12/2005WDQV39,000GRANTOR:COFFEY KELLY J & DENIGRANTEE:T S FUNDING INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S30 E52 N30S.

EXTRA FEATURES

85181 TERRY RD, YULEE

BLD DATEXF DATEINC DATE05/25/2006JMLGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10810CONCRETE A0100168128.00SF6.506.5010020052005387724

TOTAL OB/XF724

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000200CBLL HM SUB100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE07/26/2017BY SBXTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS