BLOCK 3 LOT 13
IN OR 1767/936
1997 PALM DW/MH

MESSER MARK J
85207 TERRY RD
YULEE, FL 32097

2023

42-2N-27-4614-0003-0130

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	02	MIN PLYWD 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

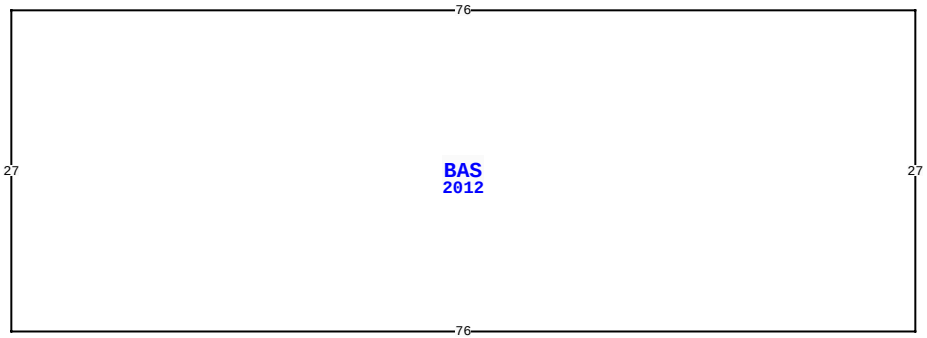
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	67,568
TOTALS	2,052		2,052	67,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	112.0000	78.40	160,877	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2013 Heated Area: 2052 HX Base Yr 2013



85207 TERRY RD, YULEE

BLD DATE	04/15/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		67,568
TOTAL MARKET OB/XF VALUE		975
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		148,543
SOH/AGL Deduction		76,989
ASSESSED VALUE		71,554
TOTAL EXEMPTION VALUE	HX HB	46,554
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125407	CO ISSUED	0	10/05/2012
E24936	CHNGE SRVC	0	04/01/2012
M17071	H/AC	0	04/01/2012
P15843	MOBILE HOME	0	04/01/2012
E0210156	CHNGE SRVC	0	09/01/2002
MH023907	MH MOVE-ON	0	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1767/0936	11/23/2011	WD	Q	I	01	40,000
GRANTOR: BRYANT JERRY A						
GRANTEE: MESSER MARK J						
1700/0209	2/09/2010	TD	U	I	19	4,000
GRANTOR: MANUEL VALERIE H TRUS						
GRANTEE: BRYANT JERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W76 S27 E76 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
4	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	2013	2013	3	65	975	

LAND DESCRIPTION

TOTAL OB/XF 975

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 07/26/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS