

PT OF E'LY 1/2 OF NE1/4 OF
NW1/4 OR 578/831
1986 DEST DW/MH

TERRY ROY III
7271 VELVET OAKS CT
JACKSONVILLE, FL 32277

2024

07-2N-27-0000-0003-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	0	0 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	27,172
FOP	240	30	72	1,772
TOTALS	1,344		1,176	28,944

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	0	0	144.00	SF	10.00	10.00	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,176	117.2000	82.04	96,479	1986	1986	0	0	70.00	30.00
2 M/H 93- - 0% - 2023											
Heated Area: 1104											
HX Base Yr											
BAS 1986											
FOP 2012											

BLD DATE 03/11/2008				KK				LGL DATE			
XF DATE								LAND DATE			
INC DATE								AG DATE			
76006 HARPER CHAPEL RD, YULEE								12/07/2023			
								DC			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		28,944	
TOTAL MARKET OB/XF VALUE		1,488	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		105,432	
SOH/AGL Deduction		12,588	
ASSESSED VALUE		92,844	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		92,844	
TOTAL JUST VALUE		105,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9084	MH MOVE-ON	3,000	10/27/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2594/0618	9/30/2022	QC	U	I	11	100	
GRANTOR: TERRY AMANDA							
GRANTEE: TERRY ROY III							
0578/0831	9/11/1989	WD	Q	V		5,000	
GRANTOR: SIMMONS LYDIA & JOHN							
GRANTEE: TERRY ROY III & A E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1986] W48 S23 E14 FOP=[YR=2012] S12 E20 N12 W20\$ E34 N23\$.											