PT OF LOTS 25 & 30
ALL OF LOTS 26 & 29
1994 FLEE DW/MH

SYLVESTER TERESA
85151 MILTON ROAD
YULEE, FL 32097

2024

42-2N-27-4460-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

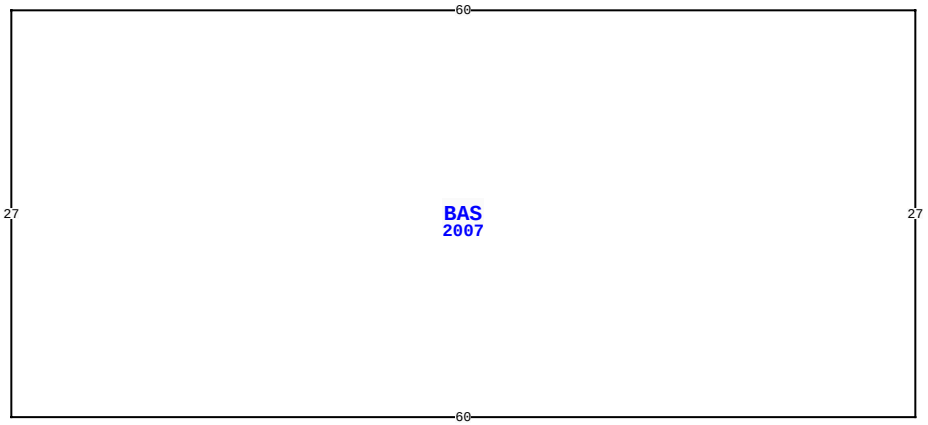
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	44,906
TOTALS	1,620		1,620	44,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	123.2000	92.40	149,688	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 1620 HX Base Yr 2008



85151 MILTON RD, YULEE

BLD DATE	07/19/2007	JM	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,906
TOTAL MARKET OB/XF VALUE		7,559
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		172,465
SOH/AGL Deduction		105,758
ASSESSED VALUE		66,707
TOTAL EXEMPTION VALUE	HX HB	41,707
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		172,465
NCON VALUE		3,167
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1074	5/02/2007	QC	U	I	01	100

GRANTOR: SYLVESTER ROBERT W &

GRANTEE: SYLVESTER TERESA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W60 S27 E60 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
1	0751	UOP	0	100	17	12	204.00	SF	10.00	10.00	100	1999	1999	3	27	551	
2	0752	USP	0	100	21	12	252.00	SF	15.00	15.00	100	1999	1999	3	27	1,021	
3	0825	BRICK	0	100	20	6	120.00	SF	12.50	12.50	100	1997	1997	3	92	1,380	
4	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1975	1975	3	20	1,440	
5	0680	POLE SHED	0	100	26	14	364.00	SF	10.00	10.00	100	2024	2018		87	3,167	

LAND DESCRIPTION

TOTAL OB/XF 7,559

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		RSF-	2140.00	200.00	3.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	120,000							

REVIEW DATE 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS