BLOCK 2 LOT 1
YULEE WOODS #2 PB 5/83 & 84

NELSON RICHARD A & AMELIA T
85119 TERRY RD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

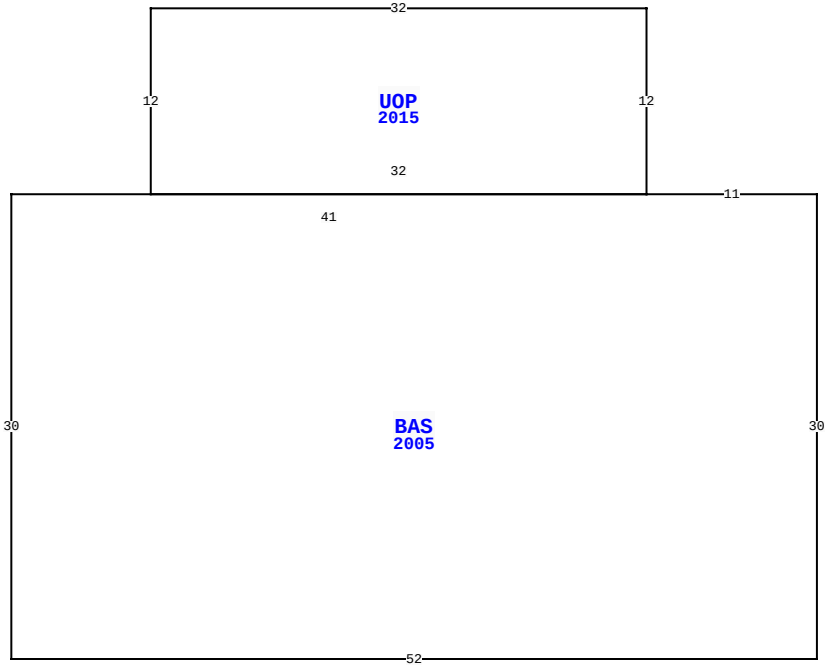
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	93,518
UOP	384	25	96	5,755
TOTALS	1,944		1,656	99,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,656	128.9200	96.69	160,119	2003	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2024 Heated Area: 1560 HX Base Yr 2024



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

85119 TERRY RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,274
TOTAL MARKET OB/XF VALUE		3,862
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		183,136
SOH/AGL Deduction		42,609
ASSESSED VALUE		140,527
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		85,527
TOTAL JUST VALUE		183,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03419	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0026	3/01/2023	QC	U	I	11	100
GRANTOR: MATTHEWS ROBERT A						
GRANTEE: NELSON RICHARD A &						
2625/0024	3/01/2023	QC	U	I	11	100
GRANTOR: MATTHEWS LEAH C						
GRANTEE: NELSON RICHARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 UOP=[YR=2015] N12 W32 S12 E32$ W41 S30 E52 N30$.

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	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2005	2005	3	86	716	
2	0351	CARPORT MT	0	100	26	22	572.00	SF	10.00	10.00	100	2012	2012	3	55	3,146	

LAND DESCRIPTION

TOTAL OB/XF 3,862

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS