BLOCK 2 LOT 7
IN OR 626/1235
R622137 & R622137 & R622138

MARTYN TOMMY WADE/SMITH ROBIN CHERYL
PO BOX 56
YULEE, FL 32041-0056

2024

42-2N-27-4612-0002-0070

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	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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

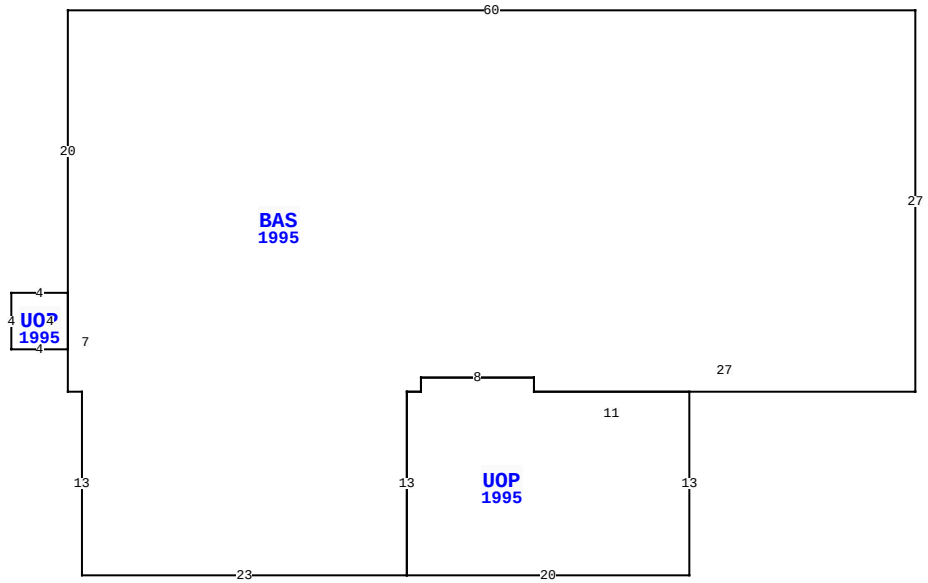
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	50,393
UOP	16	25	4	106
UOP	268	25	67	1,767
TOTALS	2,195		1,982	52,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,982	117.2000	87.90	174,218	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1911 HX Base Yr



85264 THERESA RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		52,265
TOTAL MARKET OB/XF VALUE		21,511
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		153,776
SOH/AGL Deduction		71,535
ASSESSED VALUE		82,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,241
TOTAL JUST VALUE		153,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24717	XFOB	32,810	05/01/2011
956998	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/1235	5/23/1991	WD	U	I	06	8,800
GRANTOR: NICHOLS RON & FELICI						
GRANTEE: MARTYN T & SMITH R						
0536/0208	2/04/1977	WD	Q	V		10,800
GRANTOR: SHEFFIELD & LEE						
GRANTEE: NICHOLS RONALD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S20 UOP=[YR=1995] W4 S4 E4 N4 $ S7 E1 S13 E23 UOP=[YR=1995] E20 N13 W11 N1 W8 S1 W1 S13 $ N13 E1 N1 E8 S1 E27 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2011	2011	3	64	18,816	

LAND DESCRIPTION

TOTAL OB/XF 21,511

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS