BLOCK 3 LOT 3
IN OR 803/1737
R434006 & R434007

MATHIS VICTOR M
85262 MEGAN STREET
YULEE, FL 32097

2024

42-2N-27-4613-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

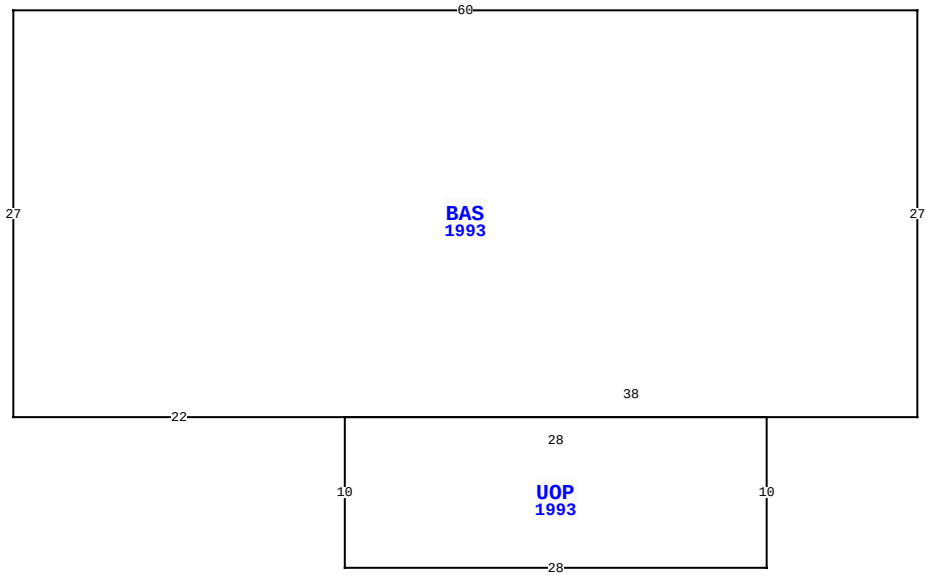
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	41,777
UOP	280	25	70	1,805
TOTALS	1,900		1,690	43,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,690	122.8000	85.96	145,272	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1620 HX Base Yr



85262 MEGAN ST, 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		43,582
TOTAL MARKET OB/XF VALUE		9,441
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		133,023
SOH/AGL Deduction		85,054
ASSESSED VALUE		47,969
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,969
TOTAL JUST VALUE		133,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429145	CARPORT	11,682	08/01/2014
8190	MH MOVE-ON	29,300	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/1737	8/21/1997	QC	U	I	06	100
GRANTOR: MATHIS VICTOR M & REB						
GRANTEE: MATHIS VICTOR M						
0598/0132	5/25/1990	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: MATHIS VICTOR & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E22 UOP=[YR=1993] S10 E28 N10 W28 $ E38 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	0681	POLE SHED	0	100	40	16	640.00	SF	15.00	15.00	100	1994	1994	3	20	1,920	
2	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1994	1994	3	20	600	
3	0810	CONCRETE A	0	100	0	0	154.00	SF	6.50	6.50	100	1994	1994	3	68	681	
4	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	2008	2008	3	52	3,120	
5	0681	POLE SHED	0	100	40	10	400.00	SF	15.00	15.00	100	2008	2008	3	52	3,120	

LAND DESCRIPTION

TOTAL OB/XF 9,441

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 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS