

BLOCK 3 LOT 4
IN OR 1316/1386
R433998 & R433999

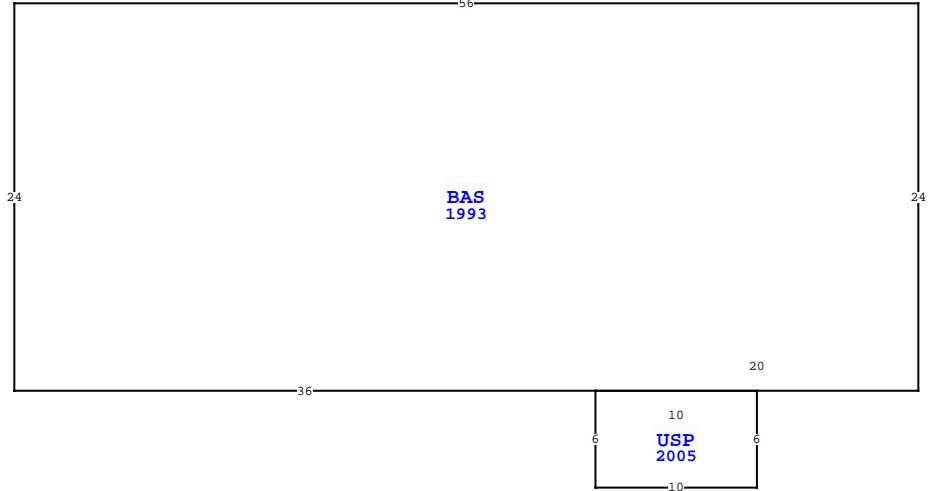
PEARSON VALERIE J & THOMAS
85240 MEGAN ST
YULEE, FL 32097

2024

42-2N-27-4613-0003-0040

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
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
BAS	1,344	100	1,344
USP	60	50	30
TOTALS	1,404		1,374

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,374	117.2000	82.04	112,723	1989	1989	0	0	70.00	30.00
1 M/H 93- - 100% - 2000 Heated Area: 1344 HX Base Yr 2000											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			33,817
TOTAL MARKET OB/XF VALUE			2,550
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			116,367
SOH/AGL Deduction			76,119
ASSESSED VALUE			40,248
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,248
TOTAL JUST VALUE			116,367
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,021
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8488	MH MOVE-ON	21,000	03/26/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/1386	5/11/2005	QC	U	I	01	100
GRANTOR: PEARSON VALERIE J						
GRANTEE: PEARSON VALERIE J &						
0935/0883	6/07/2000	QC	U	I	06	100
GRANTOR: KITCHENS JOHN D						
GRANTEE: BAZAR TRACY D KITCH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	1242	WD DECK A	0 100	12	10	120.00	SF	10.00	10.00	100	1999

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
85240 MEGAN ST, YULEE											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
INC DATE											
AG DATE											
TOTAL OB/XF 2,550											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W56 S24 E36 USP=[YR=2005] S6 E10 N6 W10 \$ E20 N24 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	1.00