BLOCK 4 LOT 11 R433741
IN OR 1286/1167
YULEE WOODS #3 PB 5/239

CARTER ROBERT E JR/CARTER EMILY D
85157 MEGAN STREET
YULEE, FL 32097

2024

42-2N-27-4613-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

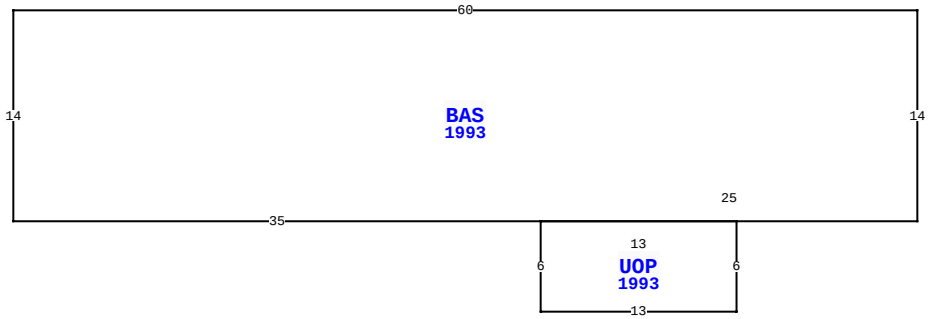
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	840	100	840	17,217
UOP	78	25	20	410
TOTALS	918		860	17,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	860	97.6000	68.32	58,755	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 840 HX Base Yr



85157 MEGAN ST, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,626
TOTAL MARKET OB/XF VALUE		531
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		98,157
SOH/AGL Deduction		64,985
ASSESSED VALUE		33,172
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,172
TOTAL JUST VALUE		98,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8140	MH MOVE-ON	15,000	04/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1167	1/10/2005	WD	U	I	01	100
GRANTOR: CARTER ROBERT E JR						
GRANTEE: CARTER ROBERT E JR						
1008/1027	9/19/2001	QC	U	I	01	100
GRANTOR: CARTER MYRA G						
GRANTEE: CARTER ROBERT E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E35 UOP=[YR=1993] S6 E13 N6 W13$ E25 N14$.

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	16	7	112.00	SF	10.00	10.00	100	1998	1998	3	26	291	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1998	1998	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 531

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 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