BLOCK 4 LOT 12
IN OR 2020/797
YULEE WOODS #3 PB 5/239

GRIGG CYNTHIA B &/DUIT BYRON KEITH ET AL
85187 MEGAN ST
YULEE, FL 32097

2024

42-2N-27-4613-0004-0120

BUILDING CHARACTERISTICS

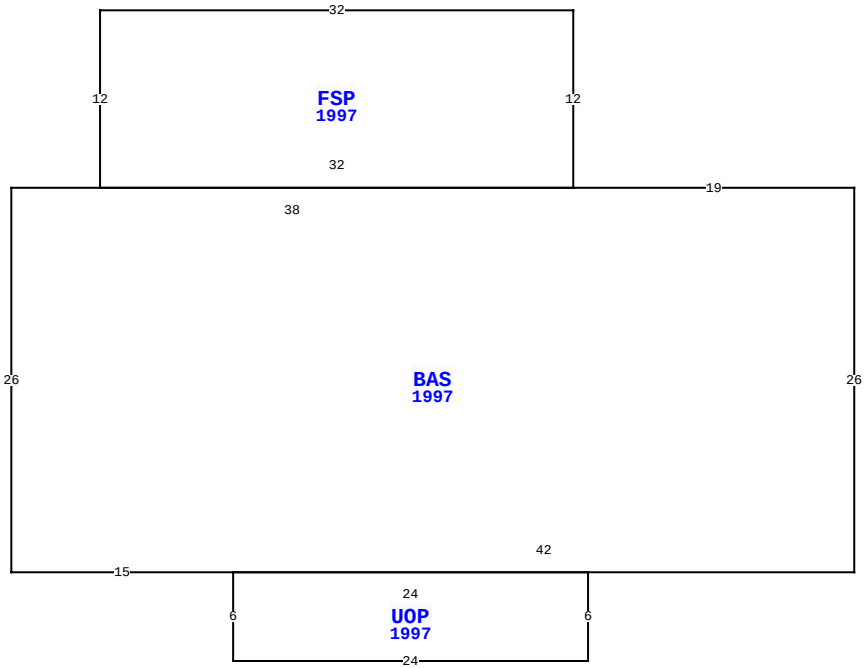
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,482	100	1,482	49,684
FSP	384	60	230	7,711
UOP	144	25	36	1,207
TOTALS	2,010		1,748	58,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,748	159.6400	111.75	195,339	1985	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1482 HX Base Yr 2014



85187 MEGAN ST, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		81,409
TOTAL MARKET OB/XF VALUE		2,123
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,532
SOH/AGL Deduction		92,225
ASSESSED VALUE		71,307
TOTAL EXEMPTION VALUE	HX HB	46,307
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2020/0797	12/22/2015	QC	U	I	11	100
GRANTOR: GRIGG CYNTHIA B						
GRANTEE: GRIGG CYNTHIA B & B						
1640/0109	9/15/2009	WD	U	I	12	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GRIGG CYNTHIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W19 FSP=[YR=1997] N12 W32 S12 E32$ W38 S26 E15
UOP=[YR=1997] S6 E24 N6 W24$ E42 N26$.

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	0940	SHEDS/PORT	0	100	9	12	108.00	SF	20.10	20.10	100	2002	2002	3	20	434	
2	0810	CONCRETE A	0	100	8	2	16.00	SF	6.50	6.50	100	2000	2000	3	79	82	
3	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	2002	2002	3	20	384	
4	0810	CONCRETE A	0	100	32	6	192.00	SF	6.50	6.50	100	2019	2019	3	98	1,223	

LAND DESCRIPTION

TOTAL OB/XF 2,123

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 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

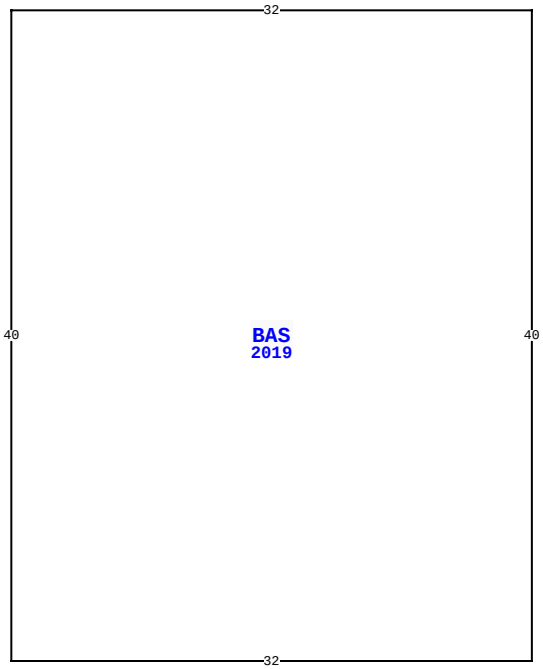
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1,280	22,807
TOTALS	1,280		1,280	22,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,280	53.0400	18.56	23,757	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2014 Heated Area: 1280 HX Base Yr 2014



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1640/0109	9/15/2009	WD	U	I	12	55,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: GRIGG CYNTHIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W32 S40 E32 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/12/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS