

GARDNER TOBY M JR & KAREN B
85116 TERRY RD
YULEE, FL 32097

42-2N-27-4613-0005-0110

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1			
CONSTRUCTION										VALUATION SUMMARY																							
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall		05	AVERAGE 100							0800	02	1,962	117.2000	87.90	172,460	2001	2001		0	0	52.00	48.00											
Roof Structure		03	GABLE/HIP 100							1 M/H 94+ - 100% - 1996										Heated Area: 1962										HX Base Yr 1996			
Roof Cover		05	COMP SHNGL 100							31 64 27 22 15 31 BAS 2001																							
Interior Wall		03	DRYWALL 100																														
Interior Floor		14	CARPET 80																														
Interior Floor		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		SUBAREA MARKET VALUE																												
BAS	1,962	100	1,962		82,781																												
TOTALS		1,962	1,962		82,781																												
EXTRA FEATURES										85116 TERRY RD, YULEE																							
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																
1	0500	FP-PRE FAB		0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975																	
LAND DESCRIPTION										TOTAL OB/XF										2,975													
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								
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		02/21/2024		BY	NWA		Total Acres: 0.00		Total Land Value: 80,000		Market: 0		Agricultural: 0		Common: 80,000		PRINTED 08/06/2024 BY SYS																