BLOCK 3 LOT 12 IN OR 1374/663
2006 FLWD DW/MH
YULEE WOODS #4 PB 5/301 & 302

LEIGHTON-FRANKS SONYA
P O BOX 74
YULEE, FL 32041

2024

42-2N-27-4614-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

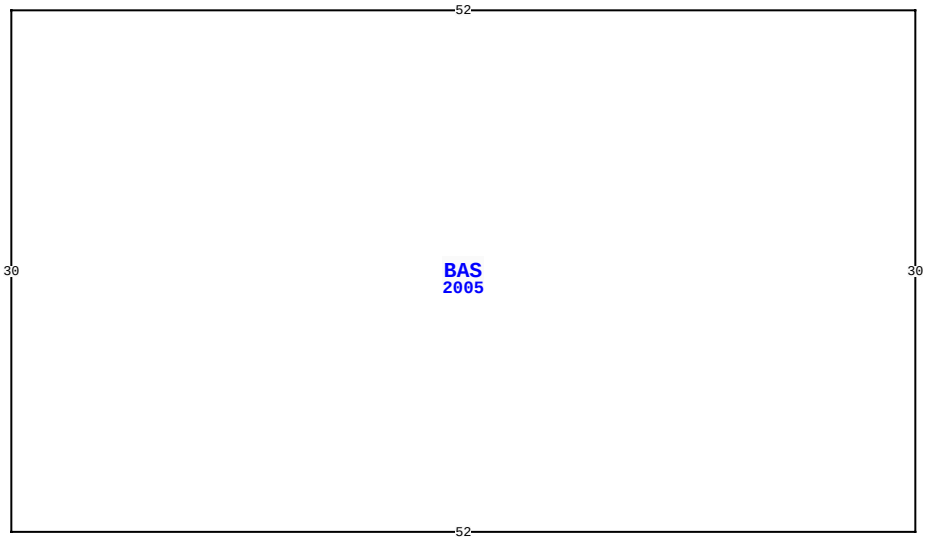
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,560	100	1,560	78,886
TOTALS	1,560		1,560	78,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	120.4000	90.30	140,868	2005	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2006 Heated Area: 1560 HX Base Yr 2006



85181 TERRY RD, YULEE

BLD DATE	05/25/2006 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		78,886
TOTAL MARKET OB/XF VALUE		716
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		159,602
SOH/AGL Deduction		79,542
ASSESSED VALUE		80,060
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		25,060
TOTAL JUST VALUE		159,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15550	ELEC OTHER	0	08/01/2005
MH4653	MH MOVE-ON	0	08/01/2005
M10145	MECH OTHER	0	08/01/2005
P09917	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0663	12/15/2005	WD	Q	I		120,000
GRANTOR: T S FUNDING INC						
GRANTEE: RIGGINS TAMMY & SON						
1332/1319	7/12/2005	WD	Q	V		39,000
GRANTOR: COFFEY KELLY J & DENI						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S30 E52 N30$.

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	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2005	2005	3	86	716	

LAND DESCRIPTION

TOTAL OB/XF 716

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	000200	C	MBL HM SUB	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