BLOCK 3 LOT 6
2004 FTWD DW/MH
WILSON NECK LANDING 2 PB 4/72

STOCKLI SAMANTHA E/PROPHET SCOTT KEVIN
85089 DERRICK RD
YULEE, FL 32034

2024

43-2N-27-4648-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

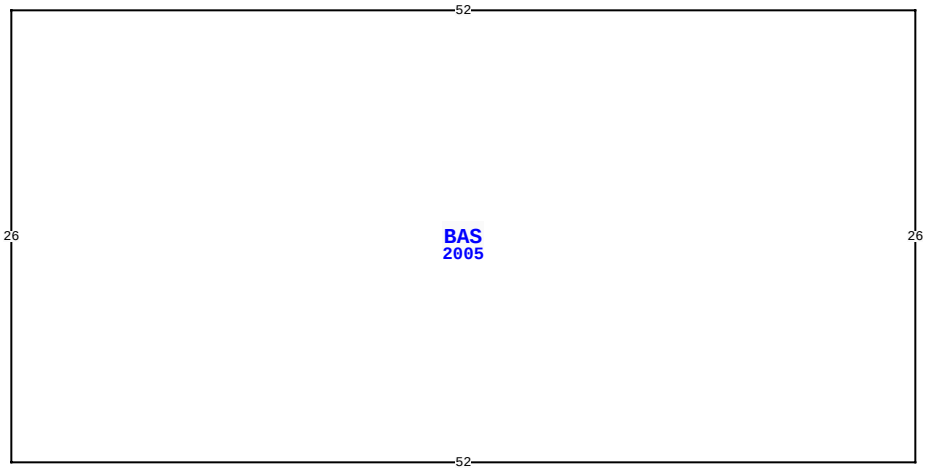
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	64,174
TOTALS	1,352		1,352	64,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.2000	87.90	118,841	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 0% - 2023 Heated Area: 1352 HX Base Yr



85089 DERRICK RD, YULEE

BLD DATE	05/23/2006 M
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,174
TOTAL MARKET OB/XF VALUE	2,362
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	146,536
SOH/AGL Deduction	0
ASSESSED VALUE	146,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,536
TOTAL JUST VALUE	146,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0407971	NEW CONSTR	0	05/01/2004
MH044387	MH MOVE-ON	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1921	4/22/2022	WD	U	I	37	54,600
GRANTOR: THRIFT JEFF R						
GRANTEE: STOCKLI SAMANTHA E						
1246/0506	7/16/2004	WD	Q	V		35,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: THRIFT JEFF R & CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S26 E52 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	0810	CONCRETE A	0	0	0	0	460.00	SF	6.50	6.50	100	2000	2000	3	79	2,362	

TOTAL OB/XF 2,362

LAND DESCRIPTION

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	0		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