PT GOVT LOT 4 OF SEC 6-2N-27E
IN OR 2587/682
ESMT IN OR 355/16

SMITH BEVERLY DIANE L/E/
P O BOX 816
YULEE, FL 32041-0816

2025

06-2N-27-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

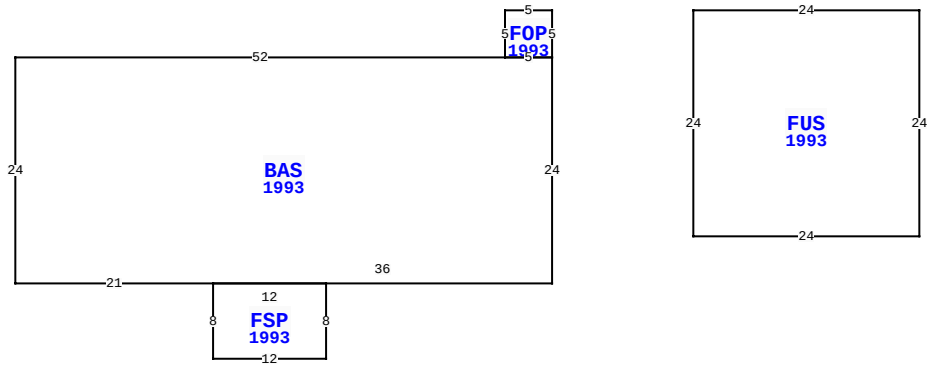
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	86,009
FOP	25	30	1993	8	503
FSP	96	40	1993	38	2,389
FUS	576	100	1993	576	36,214
TOTALS	2,065			1,990	125,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,990	89.1800	89.18	177,468	1950	1980	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 1944 HX Base Yr 1983



75829 MENTORIA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,115
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		295,115
SOH/AGL Deduction		187,826
ASSESSED VALUE		107,289
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		51,567
TOTAL JUST VALUE		295,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3123	N/A	26,000	12/17/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0682	8/24/2022	WD	U	I	11	100
GRANTOR: SMITH BEVERLY DIANE						
GRANTEE: THOMAS DANIEL D JR						
0500/1271	10/01/1986	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 S5 BAS=[YR=1993] W52 S24 E21 FSP=[YR=1993] S8 E12 N8 W12 $ E36 N24 W5 $ E5 N5 $ PTR= E15 FUS=[YR=1993] E24 S24 W24 N24 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 12/06/2023 BY DC Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS