

BLOCK 2 LOT 7  
IN OR 626/1235  
R622137 & R622137 & R622138

MARTYN TOMMY WADE/SMITH ROBIN CHERYL  
PO BOX 56  
YULEE, FL 32041-0056

2025

42-2N-27-4612-0002-0070



| 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            |
| BUD8 Adjustme            | 04               | DIST 01 100      |
|                          |                  |                  |
| 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      |
| BAS                      | 1,911            | 100              |
| UOP                      | 16               | 25               |
| UOP                      | 268              | 25               |
| TOTALS                   | 2,195            | 1,982            |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |       |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                                                                | 02  | 1,982     | 117.2000    | 99.62          | 197,447        | 1995 | 1995 | 0    | 0    | 70.00 | 30.00  |
| 1 M/H 94+ - 100% - 0 Heated Area: 1911 HX Base Yr                   |     |           |             |                |                |      |      |      |      |       |        |
|                                                                     |     |           |             |                |                |      |      |      |      |       |        |
| 85264 THERESA RD, YULEE                                             |     |           |             |                |                |      |      |      |      |       |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU |     |           |             |                |                |      |      |      |      |       |        |

| 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 |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 0   | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1995    | 1995        |
| 2              | 0510       | GARAGE WD-  | 0 100   | 35 24 | 840.00 | SF | 35.00    | 35.00          | 100       | 2011    | 2011        |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        | LT        | 1.00 |

| NASSAU COUNTY PROPERTY           |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1                      |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                         |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:           |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 59,234     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 20,300  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 85,000 |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 164,534       |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 79,908         |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 84,626            |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 50,722     |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 33,904        |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 164,534         |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                     |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                     |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 153,776  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B24717     | XFOB        | 32,810 | 05/01/2011 |
| 956998     | MH MOVE-ON  | 0      | 07/01/1995 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0626/1235                     | 5/23/1991 | WD           | Q      | I      | 06        | 8,800         |  |
| GRANTOR: NICHOLS RON & FELICI |           |              |        |        |           |               |  |
| GRANTEE: MARTYN T & SMITH R   |           |              |        |        |           |               |  |
| 0536/0208                     | 2/04/1977 | WD           | Q      | V      |           | 10,800        |  |
| GRANTOR: SHEFFIELD & LEE      |           |              |        |        |           |               |  |
| GRANTEE: NICHOLS RONALD D     |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                        |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1995] W60 S20 UOP=[YR=1995] W4 S4 E4 N4 \$ S7 E1 S13 E23 UOP=[YR=1995] E20 N13 W11 N1 W8 S1 W1 S13 \$ N13 E1 N1 E8 S1 E27 N27 \$ . |  |  |  |  |  |  |  |  |  |  |  |