BLOCK 2 LOT 57
YULEE WOODS #2 PB 5/83 & 84

SLOPER CURTIS JR & MARY L/E/
85021 TERRY ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0570

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 30
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

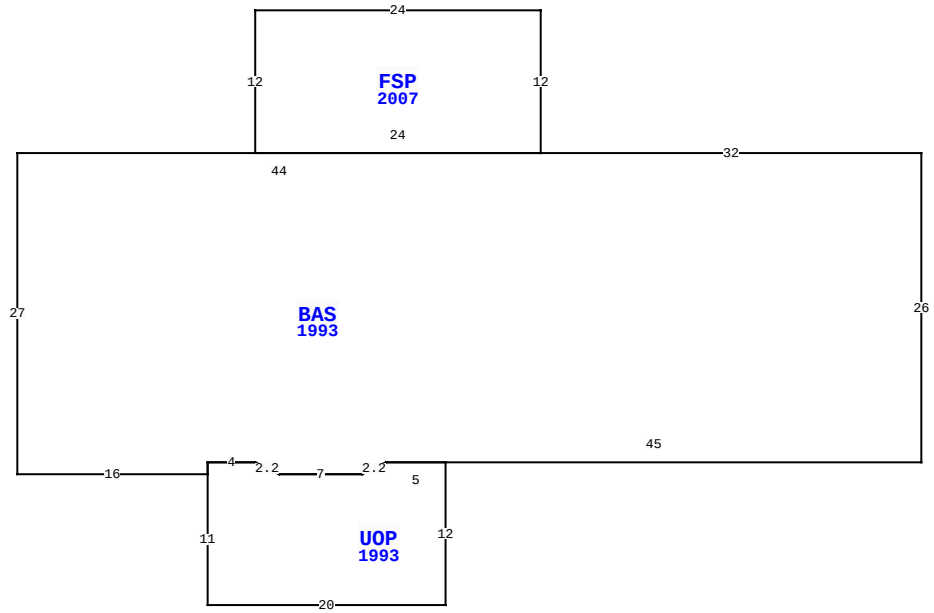
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	1993	2,001	56,092
FSP	288	60	2007	173	4,850
UOP	231	25	1993	58	1,626
TOTALS	2,520			2,232	62,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,232	116.8000	93.44	208,558	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 2001 HX Base Yr 2006



85021 TERRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,567
TOTAL MARKET OB/XF VALUE		18,281
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		165,848
SOH/AGL Deduction		102,239
ASSESSED VALUE		63,609
TOTAL EXEMPTION VALUE	HX HB	38,609
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19815	ADDITION	11,800	04/01/2007
R10301	REPAIR/RRF	2,000	04/01/2007
4864	GARAGE	14,280	05/05/1988
7207	MH MOVE-ON	56,000	03/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1322	3/07/2019	LE	U	I	11	100
GRANTOR: SLOPER CURTIS E JR &						
GRANTEE: SLOPER MICHAEL E &						
1405/0940	4/19/2006	WD	U	I	07	100
GRANTOR: DELOACH MARY D						
GRANTEE: SLOPER CURTIS E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FSP=[YR=2007] N12 W24 S12 E24$ W44 S27 E16
UOP=[YR=1993] S11 E20 N12 W5 D1 L2 W7 L2 U1 W4 S1$ N1 E4
D1 R2 E7 R2 U1 E45 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	0511	GARAGE CB-	0	100	27	30	810.00	SF	26.80	26.80	100	1988	1988	3	52	11,288	
2	0810	CONCRETE A	0	100	17	60	1,020.00	SF	6.50	6.50	100	1988	1988	3	52	3,448	
3	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	1988	1988	3	52	1,095	
4	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1988	1988	3	20	80	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
6	1242	WD DECK A	0	100	20	5	100.00	SF	10.00	10.00	100	2002	2002	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 18,281

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS