BLOCK 2 LOT 58
YULEE WOODS #2 PB 5/83-84

OCASIO MARTIN CARMEN M
85063 TERRY RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0580

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

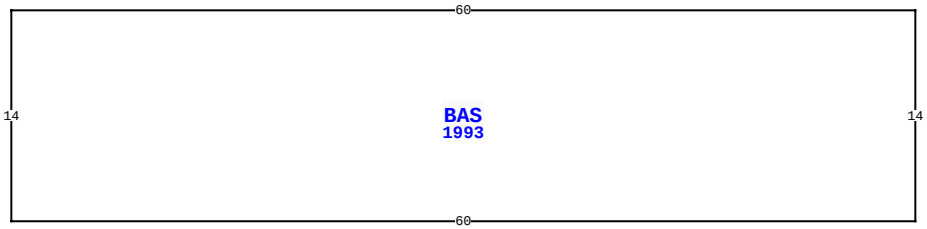
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	13,265
TOTALS	840			840	13,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	65.8000	52.64	44,218	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 840 HX Base Yr 2024



85063 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		13,265
TOTAL MARKET OB/XF VALUE		389
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		98,654
SOH/AGL Deduction		3,489
ASSESSED VALUE		95,165
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,443
TOTAL JUST VALUE		98,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,483

SW/MH/ID: X100158A __ TITLE: 46397575 __ RP: 12864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7230	MH MOVE-ON	24,900	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/1771	7/27/2023	QC	U	I	11	100
GRANTOR: VELEZ YAJAHIRA						
GRANTEE: OCASIO MARTIN CARME						
2647/1242	6/14/2023	QC	U	I	11	100
GRANTOR: NUNEZ HEINER						
GRANTEE: VELEZ YAJAHIRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S14 E60 N14 $.

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	0681	POLE SHED	0	100	12	10	120.00	SF	9.00	9.00	100	2005	2005	3	36	389	

LAND DESCRIPTION

TOTAL OB/XF 389

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 09/10/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS