

MATHIS VICTOR M
85262 MEGAN STREET
YULEE, FL 32097

42-2N-27-4613-0003-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall30VINYL 100

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 60

Interior Wall04PLYWOOD 40

Interior Floor14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/ILOC4048.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,62010019931,62047,745

UOP280251993702,063

TOTALS1,9001,69049,808

EXTRA FEATURES

L NOBJXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10681POLE SHED01004016640.00SF15.0015.00100199419943201,920

20681POLE SHED01002010200.00SF15.0015.0010019941994320600

30810CONCRETE A010000154.00SF6.506.5010019941994366661

40681POLE SHED01004010400.00SF15.0015.00100200820083482,880

50681POLE SHED01004010400.00SF15.0015.00100200820083482,880

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE11/06/2019BYTWATotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,690122.800098.24166,026198819930070.0030.00

M/H 93- - 100% - 0Heated Area: 1620HX Base YrBAS 1993UOP 1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU

85262 MEGAN ST, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE49,808

TOTAL MARKET OB/XF VALUE8,941

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE143,749

SOH/AGL Deduction94,389

ASSESSED VALUE49,360

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE24,360

TOTAL JUST VALUE143,749

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE133,023

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE

0803/17378/21/1997QCQQI06100

GRANTOR:MATHIS VICTOR M & REB

GRANTEE:MATHIS VICTOR M

0598/01325/25/1990WDQV15,000

GRANTOR:SHEFFIELD WM ET AL

GRANTEE:MATHIS VICTOR & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E22 UOP=[YR=1993] S10 E28 N10 W28 \$ E38 N27 \$.