BLOCK 3 LOT 4
IN OR 1316/1386
R433998 & R433999

PEARSON VALERIE J & THOMAS
85240 MEGAN ST
YULEE, FL 32097

2025

42-2N-27-4613-0003-0040

NASSAU COUNTY PROPERTY

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
Quality	03	Quality Level 03

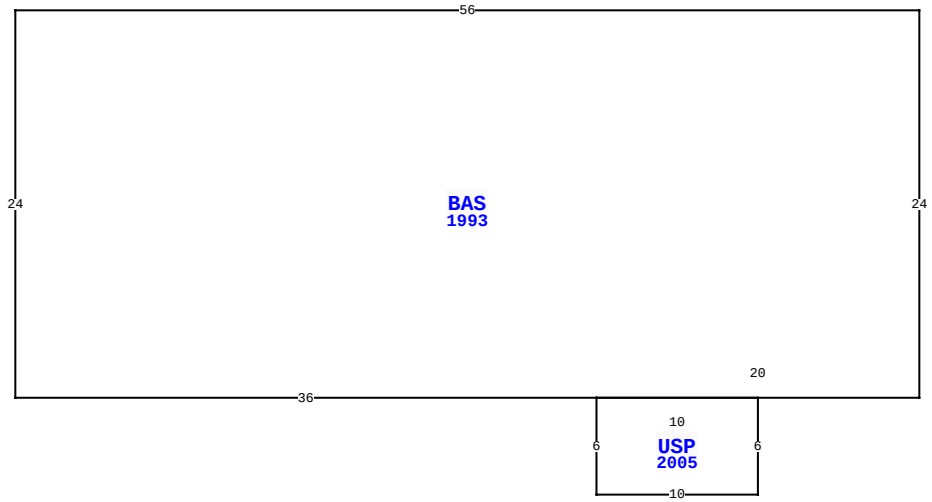
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	37,804
USP	60	50	2005	30	844
TOTALS	1,404			1,374	38,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,374	117.2000	93.76	128,826	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1344 HX Base Yr 2000



85240 MEGAN ST, 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		38,648
TOTAL MARKET OB/XF VALUE		2,480
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		126,128
SOH/AGL Deduction		84,713
ASSESSED VALUE		41,415
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,415
TOTAL JUST VALUE		126,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8488	MH MOVE-ON	21,000	03/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/1386	5/11/2005	QC	Q	I	01	100
GRANTOR: PEARSON VALERIE J						
GRANTEE: PEARSON VALERIE J &						
0935/0883	6/07/2000	QC	Q	I	06	100
GRANTOR: KITCHENS JOHN D						
GRANTEE: BAZAR TRACY D KITCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E36 USP=[YR=2005] S6 E10 N6 W10 $ E20 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 2,480

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS