BLOCK 3 LOT 7
IN OR 1631/5
1991 HORT TW/MH

SCHOLL ROBERT E & SALLY B
85156 MEGAN ST
YULEE, FL 32097

2025

42-2N-27-4613-0003-0070

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	12	HARDWOOD 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	05	Quality Level 05

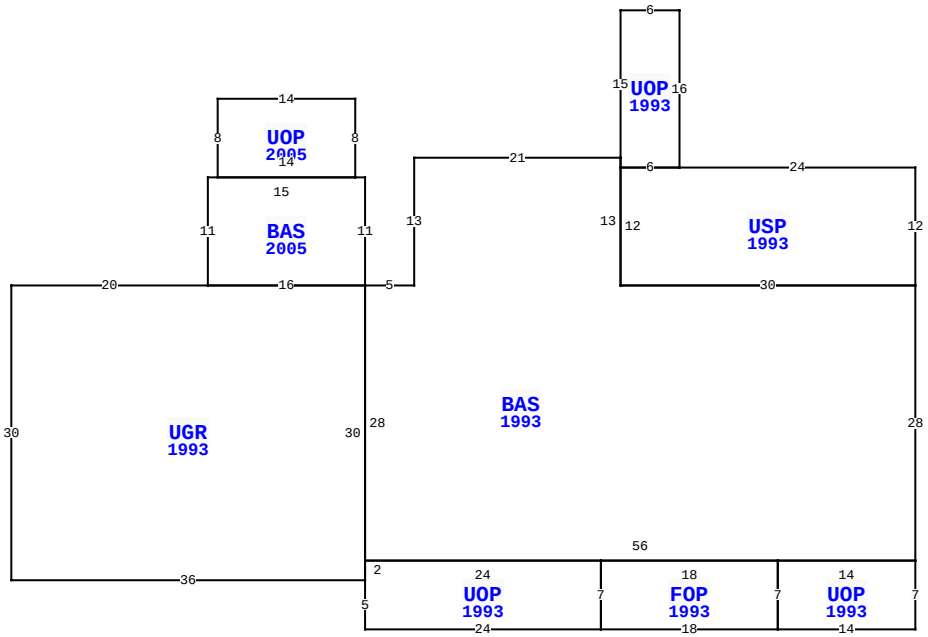
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1993	1,841	59,914
BAS	176	100	2005	176	5,728
FOP	126	30	1993	38	1,237
UGR	1,080	45	1993	486	15,816
UOP	96	25	1993	24	781
UOP	98	25	1993	24	781
UOP	168	25	1993	42	1,367
UOP	112	25	2005	28	911
USP	360	50	1993	180	5,858
TOTALS	4,057			2,839	92,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,839	135.6000	108.48	307,975	1990	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2010 Heated Area: 2017 HX Base Yr 2010



85156 MEGAN ST, YULEE

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

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	0812	CONCRETE C	0	100	0	0	1,245.00	SF	4.00	4.00	100	1990	1990	3	57	2,839	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		92,392
TOTAL MARKET OB/XF VALUE		5,149
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		182,541
SOH/AGL Deduction		116,814
ASSESSED VALUE		65,727
TOTAL EXEMPTION VALUE	HX HB	40,727
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		182,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6887	XFOB	18,972	12/07/1990
8237	MH MOVE-ON	40,000	07/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1631/0005	7/17/2009	WD	Q	I	01	139,500
GRANTOR: DAVIS JANET L						
GRANTEE: SCHOLL ROBERT E & S						
1291/0370	1/27/2005	WD	Q	I		114,000
GRANTOR: MULLEN LAWRENCE & GLO						
GRANTEE: DAVIS JANET L						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W24 UOP=[YR=1993] N16 W6 S15 BAS=[YR=1993] W21 S13 W5 BAS=[YR=2005] N11 W1 UOP=[YR=2005] N8 W14 S8 E14 $ W15 S11 UGR=[YR=1993] W20 S30 E36 UOP=[YR=1993] S5 E24 FOP=[YR=1993] E18 UOP=[YR=1993] E14 N7 W14 S7 $ N7 W18 S7 $ N7 W24 S2 $ N30 W16 $ E16 $ S28 E56 N28 W30 N13$ S1 E6 $ W6 S12 E30 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 5,149

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/06/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS