BLK 3 PT OF LOT 10 IN
OR 1550/1081
YULEE WOODS #3 PBK 5/239

ZACCARO MISHELLE & JOSEPH III
85066 MEGAN STREET
YULEE, FL 32097

2025

42-2N-27-4613-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

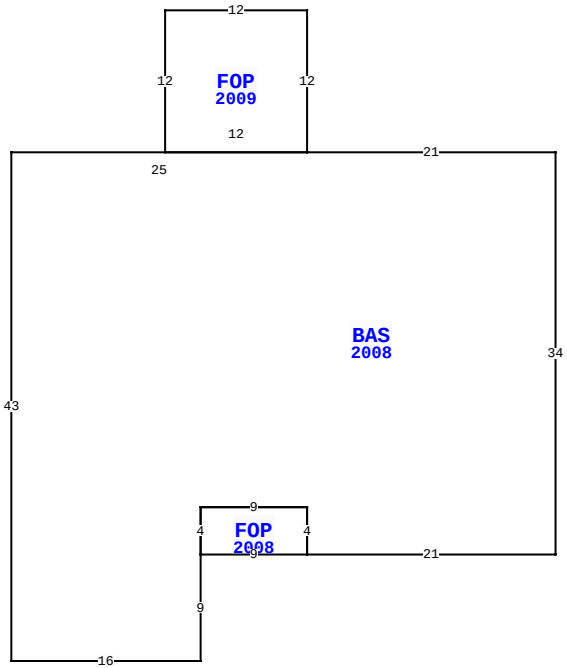
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,672	100	2008	1,672	174,611
FOP	36	30	2008	11	1,149
FOP	144	30	2009	43	4,491
TOTALS	1,852			1,726	180,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	112.9000	112.90	194,865	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1672 HX Base Yr 2011



85066 MEGAN ST, YULEE

BLD DATE	11/26/2019	KKA	LGL DATE	
XF DATE	11/26/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,250
TOTAL MARKET OB/XF VALUE		6,850
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		272,100
SOH/AGL Deduction		141,832
ASSESSED VALUE		130,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,546
TOTAL JUST VALUE		272,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21144	ELEC OTHER	2,000	08/01/2008
M14069	MECH OTHER	0	08/01/2008
C21650	CO ISSUED	0	07/01/2008
B21650	NEW CONSTR	120,000	07/01/2008
R11399	REPAIR/RRF	2,200	07/01/2008
P13376	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1081	2/11/2008	WD	Q	V	06	100
GRANTOR: CREMER THEODORE W & D						
GRANTEE: ZACCARO MISHELLE C						
0765/0173	7/15/1996	WD	U	I	09	176,200
GRANTOR: CREWS WAYNE P SR & GL						
GRANTEE: CREMER THEODORE & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2009] N12 W12 S12 E12$ W25 S43 E16 N9 FOP=[YR=2008] E9 N4 W9 S4$ N4 E9 S4 E21 N34$.

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	1,663.00	SF	4.00	4.00	100	2008	2008	3	88	5,854	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2008	2008	3	88	618	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2008	2008	3	88	378	

LAND DESCRIPTION

TOTAL OB/XF 6,850

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 11/26/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS