BLOCK 5 LOT 11 2002 DW/MH
IN OR 682 PG 1205
YULEE WOODS #3 PB 5/239

GARDNER TOBY M JR & KAREN B
85116 TERRY RD
YULEE, FL 32097

2025

42-2N-27-4613-0005-0110

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

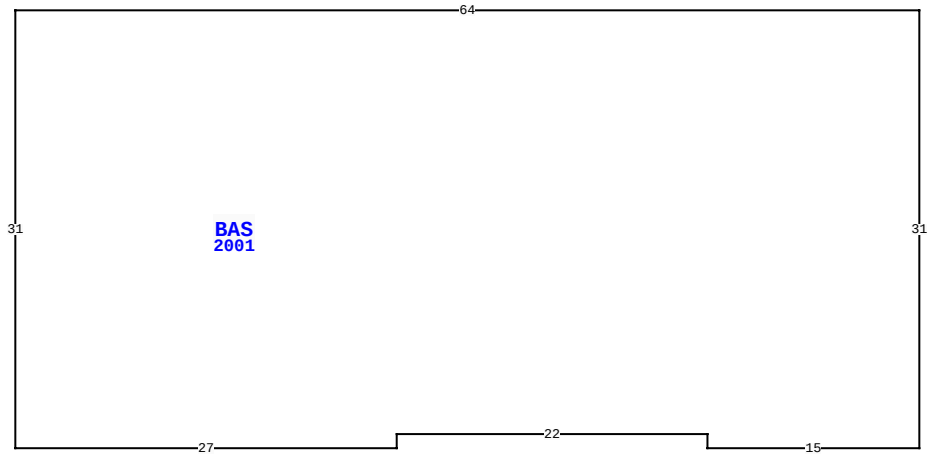
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	2001	1,962	89,909
TOTALS	1,962			1,962	89,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,962	117.2000	99.62	195,454	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1996 Heated Area: 1962 HX Base Yr 1996



85116 TERRY RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		89,909
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		177,849
SOH/AGL Deduction		99,794
ASSESSED VALUE		78,055
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,333
TOTAL JUST VALUE		177,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013629	MH MOVE-ON	0	09/01/2001
95-1011	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0682/1205	6/10/1993	WD	Q	V		15,900

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: GARDNER TOBY JR & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S31 E27 N1 E22 S1 E15 N31$.

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	2001	2001	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS