BLOCK 2 LOT 5 & S20 FT LOT 4
EX S8.08 FT OF LOT 5
DW/MH 2001 HOME OF MERIT

HOOVER TODD S
85220 TERRY ROAD
YULEE, FL 32097

2025

42-2N-27-4614-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

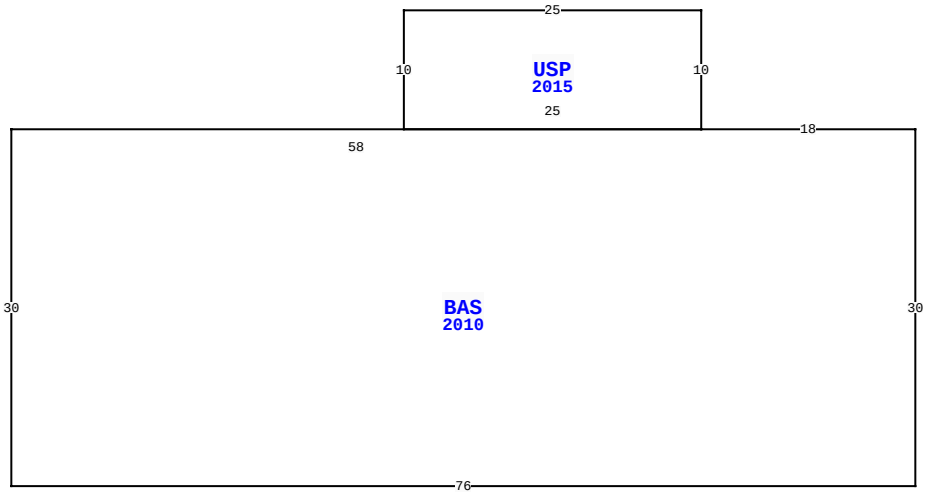
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2010	2,280	155,218
USP	250	50	2015	125	8,510
TOTALS	2,530			2,405	163,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,405	148.3200	126.07	303,198	2000	2005	0	0	0	46.00	54.00

2 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



85220 TERRY RD, 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	1242	WD DECK A	0	0	10	14	140.00	SF	10.00	10.00	100	2000	2000	3	20	280	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	163,727
TOTAL MARKET OB/XF VALUE	280
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	240,507
SOH/AGL Deduction	63,234
ASSESSED VALUE	177,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,273
TOTAL JUST VALUE	240,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24085	XFOB	7,423	11/01/2010
B0108367	FOUNDATION	2,000	06/01/2001
MH013519	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1723/0022	2/03/2011	QC	U	I	11	100
GRANTOR: SUMPTER-ROSADO VANESS						
GRANTEE: HOOVER TODD S						
0627/0011	5/24/1991	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: HOOVER & SUMPTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W18 USP=[YR=2015] N10 W25 S10 E25$ W58 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 280

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS