BLOCK 3 LOT 10 R621578
IN OR 732 PG 511
YULEE WOODS #4 PB 5/301 & 302

LEWIS SAMUEL A
85133 TERRY ROAD
YULEE, FL 32097

2025

42-2N-27-4614-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	Quality Level 02

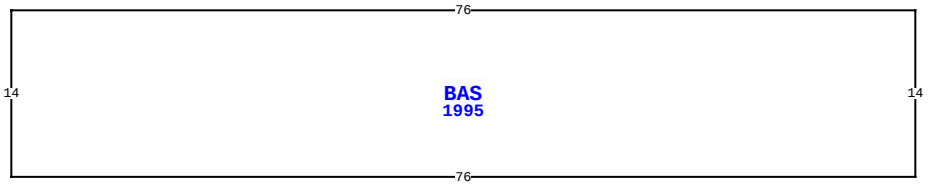
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1995	1,064	18,878
TOTALS	1,064			1,064	18,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	73.9200	59.14	62,925	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1064 HX Base Yr 1996



85133 TERRY RD, 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		18,878
TOTAL MARKET OB/XF VALUE		5,712
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		109,590
SOH/AGL Deduction		67,789
ASSESSED VALUE		41,801
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,801
TOTAL JUST VALUE		109,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 000	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0732/0511	6/23/1995	WD	Q	V		16,500

GRANTOR: SHEFFIELD WM F ETAL
GRANTEE: LEWIS SAMUEL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S14 E76 N14$.

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	0751	UOP	0	100	8	6	48.00	SF	10.00	10.00	100	1995	1995	3	20	96	
2	0751	UOP	0	100	32	10	320.00	SF	10.00	10.00	100	1999	1999	3	26	832	
3	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2005	2005	3	22	1,760	
4	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2005	2005	3	36	3,024	

LAND DESCRIPTION

TOTAL OB/XF 5,712

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS