BLOCK 3 LOT 11
YULEE WOODS #4 PB 5/301 & 302

CROSS LARRY
85157 TERRY RD
YULEE, FL 32097

2025

42-2N-27-4614-0003-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

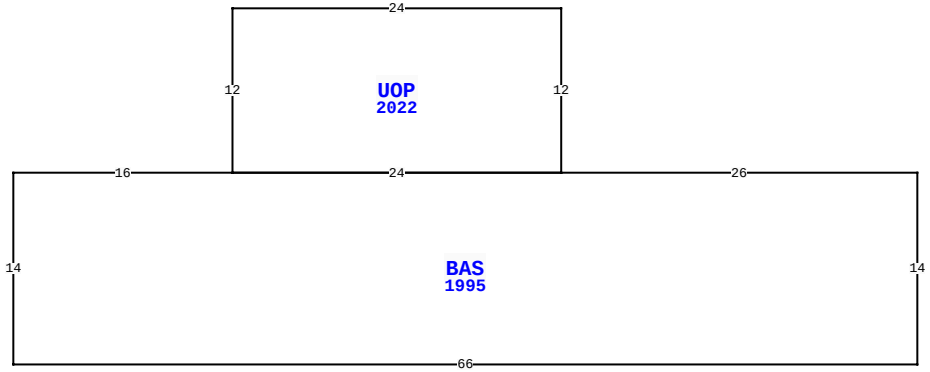
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1995	924	16,097
UOP	288	25	2022	72	1,254
TOTALS	1,212			996	17,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	996	68.3200	58.07	57,838	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2022 Heated Area: 924 HX Base Yr 2022



85157 TERRY RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,351
TOTAL MARKET OB/XF VALUE		301
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		102,652
SOH/AGL Deduction		23,734
ASSESSED VALUE		78,918
TOTAL EXEMPTION VALUE	HX HB SX	78,918
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		102,652
NCON VALUE		1,254
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1031	MH MOVE-ON	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2491/0515	8/06/2021	QC	U	I	11	100
GRANTOR: LOUGHLIN PATRICIA						
GRANTEE: CROSS LARRY						
2436/0281	2/11/2021	QC	U	I	11	100
GRANTOR: SMITH WAYNE & CAROL A						
GRANTEE: LOUGHLIN PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W26 W24 W16 S14 E66 N14 $
UOP=[YR=2022;ORIG=-26,0] W24 N12 E24 S12 $
.

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	0820	WOOD WALK	0	100	0	0	64.00	SF	11.75	11.75	100	1995	1995	3	40	301	

LAND DESCRIPTION

TOTAL OB/XF 301

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS