BLOCK 3 LOT 12 IN OR 1374/663
2006 FLWD DW/MH
YULEE WOODS #4 PB 5/301 & 302

LEIGHTON-FRANKS SONYA
P O BOX 74
YULEE, FL 32041

2025

42-2N-27-4614-0003-0120

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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

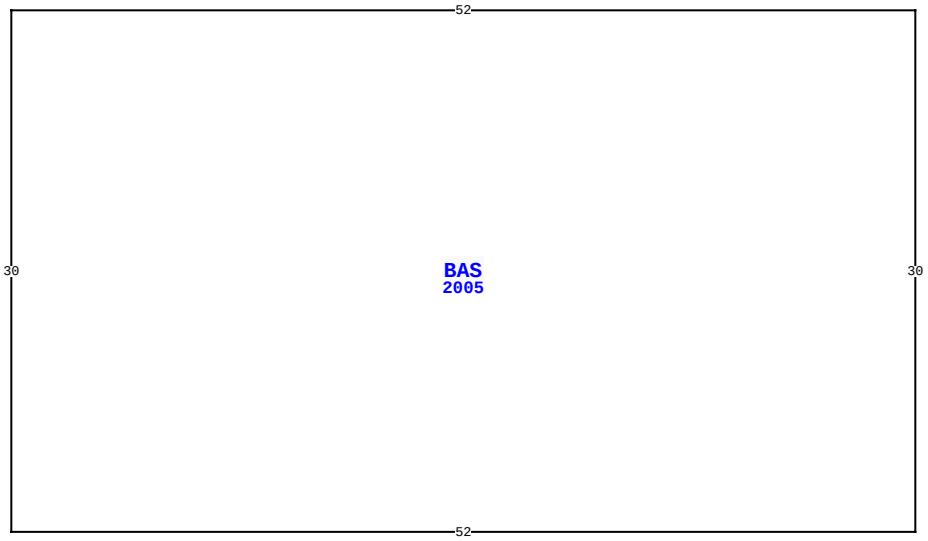
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2005	1,560	86,211
TOTALS	1,560			1,560	86,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	120.4000	102.34	159,650	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 1560 HX Base Yr 2006



85181 TERRY RD, YULEE

BLD DATE	05/25/2006 JM	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		86,211
TOTAL MARKET OB/XF VALUE		699
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		166,910
SOH/AGL Deduction		84,528
ASSESSED VALUE		82,382
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		26,660
TOTAL JUST VALUE		166,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15550	ELEC OTHER	0	08/01/2005
MH4653	MH MOVE-ON	0	08/01/2005
M10145	MECH OTHER	0	08/01/2005
P09917	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0663	12/15/2005	WD	Q	I		120,000
GRANTOR: T S FUNDING INC						
GRANTEE: RIGGINS TAMMY & SON						
1332/1319	7/12/2005	WD	Q	V		39,000
GRANTOR: COFFEY KELLY J & DENI						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W52 S30 E52 N30$.

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	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2005	2005	3	84	699	

LAND DESCRIPTION

TOTAL OB/XF 699

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	000200	C	MBL HM SUB	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS