BLOCK 3 LOT 13
IN OR 1767/936
1997 PALM DW/MH

MESSER MARK J
85207 TERRY RD
YULEE, FL 32097

2025

42-2N-27-4614-0003-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

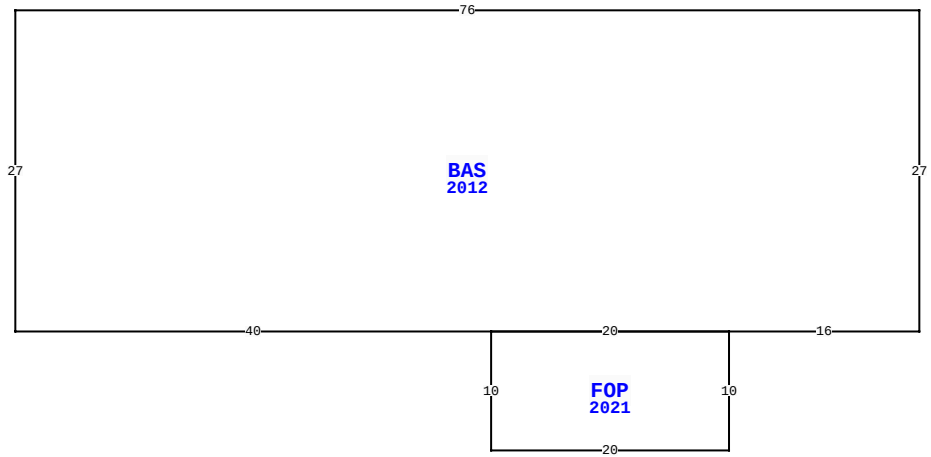
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2012	2,052	75,088
FOP	200	30	2021	60	2,196
TOTALS	2,252			2,112	77,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,112	123.0000	104.55	220,810	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2013 Heated Area: 2052 HX Base Yr 2013



BLD DATE	04/15/2009	KK	LGL DATE
XF DATE			LAND DATE 05/09/2025 MLU
INC DATE			AG DATE

85207 TERRY RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		77,284
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		162,284
SOH/AGL Deduction		84,693
ASSESSED VALUE		77,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,869
TOTAL JUST VALUE		162,284
NCON VALUE		2,196
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125407	CO ISSUED	0	10/05/2012
E24936	CHNGE SRVC	0	04/01/2012
M17071	H/AC	0	04/01/2012
P15843	MOBILE HOME	0	04/01/2012
E0210156	CHNGE SRVC	0	09/01/2002
MH023907	MH MOVE-ON	0	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1767/0936	11/23/2011	WD	Q	I	01	40,000
GRANTOR: BRYANT JERRY A						
GRANTEE: MESSER MARK J						
1663/0160	2/11/2010	WD	U	I	16	22,000
GRANTOR: PYNE KIMBERLY N (RING						
GRANTEE: BRYANT JERRY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W76 S27 E40 E20 E16 N27 $
FOP=[YR=2021;ORIG=-16,27] W20 S10 E20 N10 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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