LOT 10
FLOOD SURVEY UNR

TERRELL LORETTA
95090 CATALINA DR
FERNANDINA BEACH, FL 32034

2025

52-3N-27-4890-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

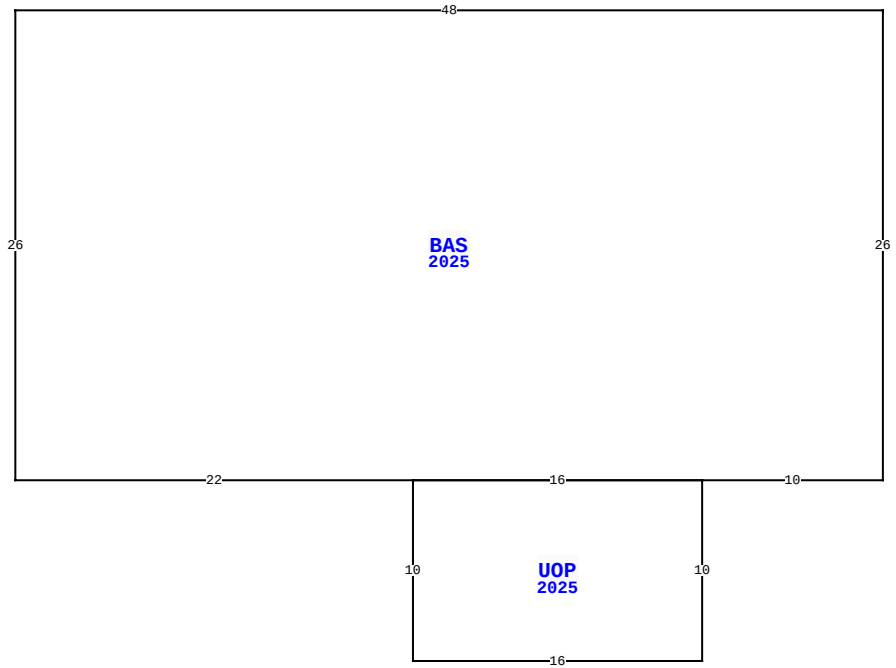
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2025	1,248	44,925
UOP	160	25	2025	40	1,440
TOTALS	1,408			1,288	46,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,288	121.0000	102.85	132,471	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 2025 Heated Area: 1248 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

86270 HARRY GREEN RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	46,365
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	106,365
SOH/AGL Deduction	3,784
ASSESSED VALUE	102,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,581
TOTAL JUST VALUE	106,365
NCON VALUE	46,365
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982291	MH MOVE-ON	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/824	9/26/2023	WD	U	I	11	100
GRANTOR: SHARPE FRANCES J L/E						
GRANTEE: TERRELL LORETTA						
1959/1204	1/22/2015	WD	U	I	11	100
GRANTOR: SHARPE JOE M & FRANCE						
GRANTEE: TERRELL LORETTA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] E48 S26 W10 W16 W22 N26 $
UOP=[YR=2025;ORIG=62,36] E16 S10 W16 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	0		RM	100.00	184.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS