BLOCK 1 LOT 2
IN OR 1036/734
R334105 & R334106

BECKHAM THOMAS C
86104 KENSINGTON CT
YULEE, FL 32097

2026

42-2N-27-4612-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

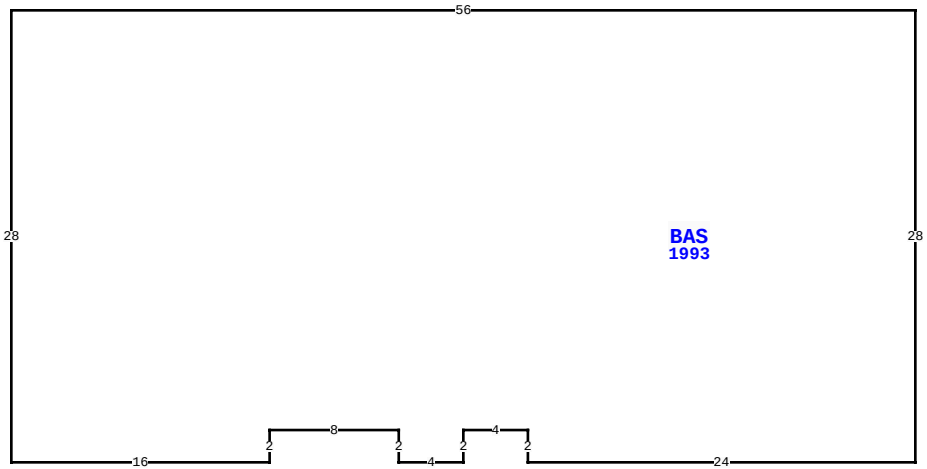
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,544	100	1993	1,544	45,750
TOTALS	1,544			1,544	45,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,544	116.2000	98.77	152,501	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1544 HX Base Yr



85090 TERRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,750
TOTAL MARKET OB/XF VALUE	5,404
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	141,154
SOH/AGL Deduction	35,070
ASSESSED VALUE	106,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,084
TOTAL JUST VALUE	141,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0734	2/08/2002	WD	Q	I		34,000
GRANTOR: MANUFACTURERS & TRADE						
GRANTEE: BECKHAM THOMAS C						
0985/0589	5/09/2001	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: MANUFACTURERS & TRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E16 N2 E8 S2 E4 N2 E4 S2 E24 N28$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
2	0751	UOP	0	0	16	6	96.00	SF	10.00	10.00	100	2002	2002	3	28	269	
3	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	2002	2002	3	28	3,175	

LAND DESCRIPTION

TOTAL OB/XF 5,404

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS