BLOCK 2 LOT 6 &
S8.08 FT OF LOT 5 (S-1)
(EX S13.7 FT OF LOT 6 (S-1)

SCANLON MICHAEL J
85184 TERRY ROAD
YULEE, FL 32097

2026

42-2N-27-4614-0002-0060

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

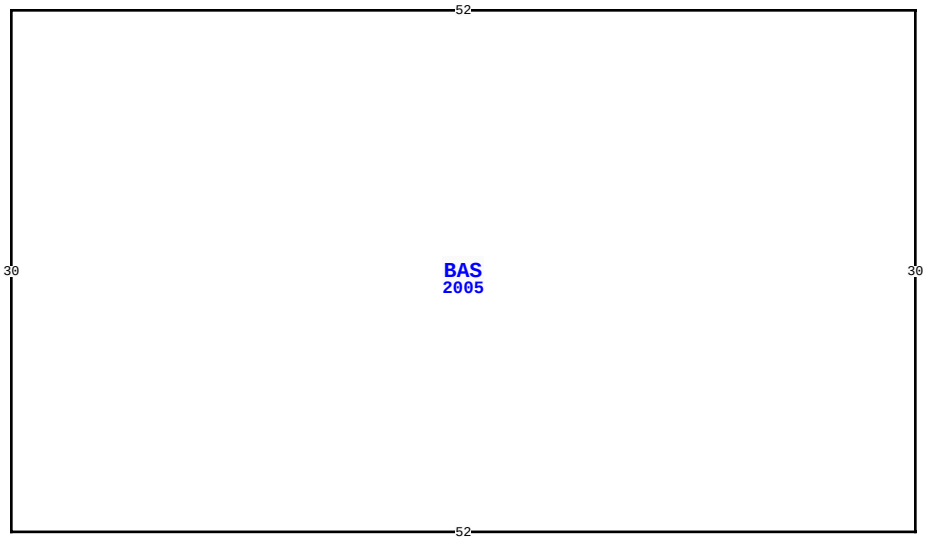
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2005	1,560	106,024
TOTALS	1,560			1,560	106,024

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	121.8000	109.62	171,007	2005	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2022 Heated Area: 1560 HX Base Yr 2022



85184 TERRY RD, YULEE

BLD DATE	10/29/2019	KKA	LGL DATE	
XF DATE	10/29/2019	KKA	LAND DATE	05/11/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,024
TOTAL MARKET OB/XF VALUE		1,065
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		197,089
SOH/AGL Deduction		67,806
ASSESSED VALUE		129,283
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,872
TOTAL JUST VALUE		197,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15332	ELEC OTHER	0	07/01/2005
P09719	OTHER	0	07/01/2005
M0509940	H/AC	0	06/01/2005
MH013610	MH MOVE-ON	0	09/01/2001
9058	MH MOVE-ON	13,000	09/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1175	8/13/2021	WD	Q	I	01	118,000
GRANTOR: CARTER TIMOTHY D						
GRANTEE: SCANLON MICHAEL J						
2033/0811	3/11/2016	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: CARTER TIMOTHY D						

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	0350	CARPORT WD	0	100	18	13	234.00	SF	13.00	13.00	100	2010	2010	3	35	1,065	

TOTAL OB/XF 1,065

LAND DESCRIPTION

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS