BLOCK 3 LOT 9
1999 MERI DW/MH
YULEE WOODS #4 PB 5/301 & 302

SUMPTER LOUIS F IV &/BANINAMEH-SUMPTER ZAHRA
402 VAN OSTRAND RD
GROTON, NY 13073

2026

42-2N-27-4614-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

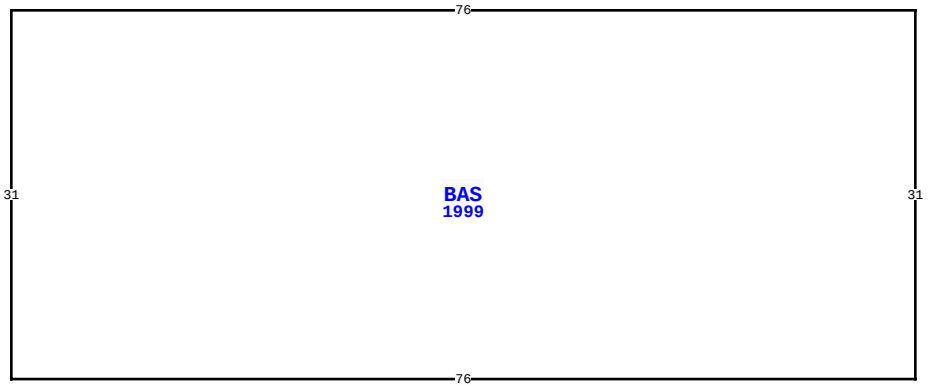
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1999	2,356	99,744
TOTALS	2,356			2,356	99,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.6000	105.84	249,359	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 2026 Heated Area: 2356 HX Base Yr



85370 THERESA 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	99,744
TOTAL MARKET OB/XF VALUE	290
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	190,034
SOH/AGL Deduction	0
ASSESSED VALUE	190,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,034
TOTAL JUST VALUE	190,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992689	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0375	4/28/2021	QC	U	I	11	100
GRANTOR: SUMPTER LOUIS F IV						
GRANTEE: SUMPTER LOUIS F IV						
1854/1478	5/03/2013	WD	U	I	30	5,800
GRANTOR: SUMPTER LOUIS F III						
GRANTEE: SUMPTER LOUIS F IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31$.

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	1242	WD DECK A	0	0	0	0	145.00	SF	10.00	10.00	100	1999	1999	3	20	290	

LAND DESCRIPTION

TOTAL OB/XF 290

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