BLOCK 2 LOT 12
IN OR 855/1861
R673775 & R673776

SCOTT DANNY R & JOYCE K
85208 THERESA ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0120

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

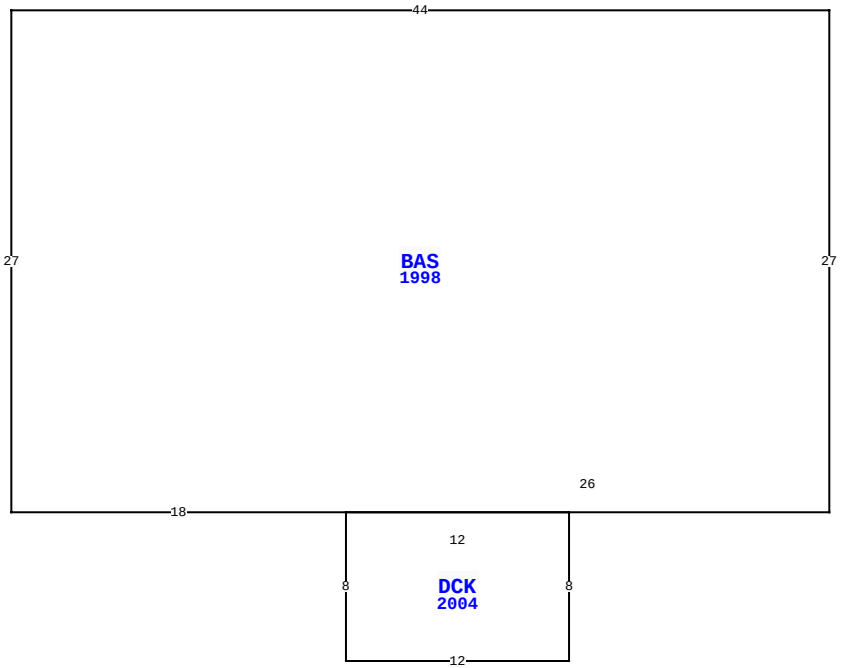
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	43,030
DCK	96	15	14	507
TOTALS	1,284		1,202	43,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,202	117.6000	82.32	98,949	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1188 HX Base Yr 1999



85208 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		43,538
TOTAL MARKET OB/XF VALUE		1,479
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		125,017
SOH/AGL Deduction		70,142
ASSESSED VALUE		54,875
TOTAL EXEMPTION VALUE	HX HB	29,875
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982438	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/1861	11/17/1998	WD	Q	I		31,500
GRANTOR: DAVIS MARK & BRIAN HE						
GRANTEE: SCOTT DANNY & JOYCE						
0823/0050	2/19/1998	WD	U	I	05	25,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: DAVIS MARK & BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S27 E18 DCK=[YR=2004] S8 E12 N8 W12$ E26 N27$.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
2	0820	WOOD WALK	0	100	0	0	121.00	SF	11.75	11.75	100	2005	2005	3	40	569	

LAND DESCRIPTION

TOTAL OB/XF 1,479

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/01/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS