BLOCK 2 LOT 17
IN OR 1170/1744 H54657G
YULEE WOODS #2 PB 5/83 & 84

YARBROUGH JAMES C
85134 THERESA RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0170

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

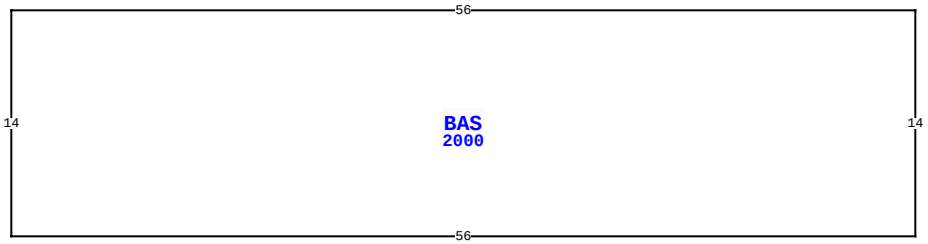
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	17,887
TOTALS	784		784	17,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	117.0000	76.05	59,623	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2004 Heated Area: 784 HX Base Yr 2004



85134 THERESA RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,887
TOTAL MARKET OB/XF VALUE		23,625
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		121,512
SOH/AGL Deduction		73,961
ASSESSED VALUE		47,551
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,551
TOTAL JUST VALUE		121,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002979	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/1744	9/12/2003	WD	Q	I		40,000
GRANTOR: KUKTA STEPHEN II						
GRANTEE: YARBROUGH JAMES C						
0915/1666	1/18/2000	WD	U	I	01	100
GRANTOR: KUKTA MARY J						
GRANTEE: KUKTA STEPHEN II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S14 E56 N14$.

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	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00	35.00	100	2013	2013	3	75	23,625	

LAND DESCRIPTION

TOTAL OB/XF 23,625

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 SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS