BLOCK 2 LOT 18 R672334
IN OR 490 PG 1082
YULEE WOODS #2 PB 5/83 & 84

KUKTA MARY J
85122 THERESA RD
YULEE, FL 32097

2023

42-2N-27-4612-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

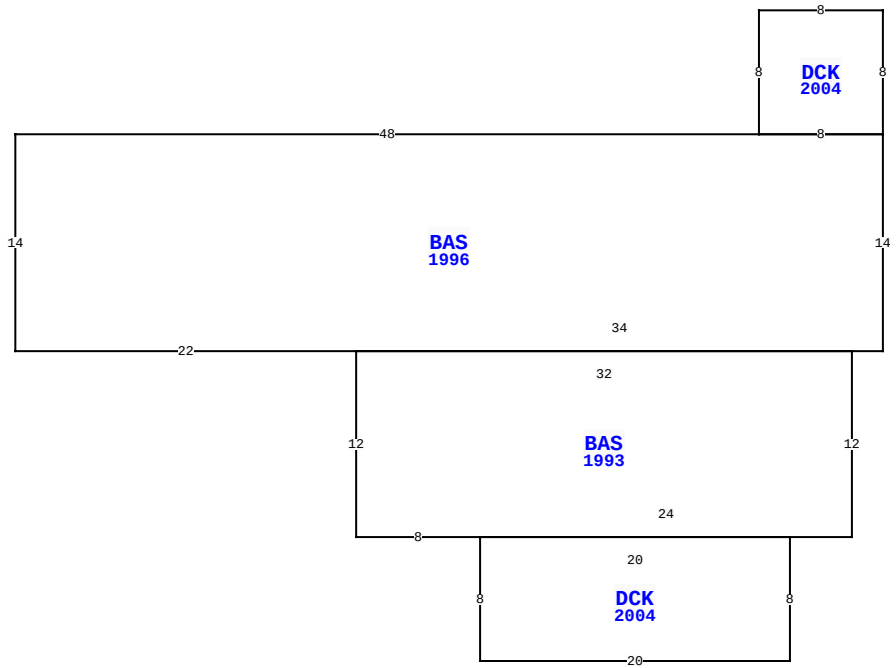
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	384	100	384	7,092
BAS	784	100	784	14,479
DCK	64	15	10	185
DCK	160	15	24	443
TOTALS	1,392		1,202	22,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,202	94.7000	61.56	73,995	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1168 HX Base Yr



85122 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	22,198
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	103,398
SOH/AGL Deduction	39,124
ASSESSED VALUE	64,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,274
TOTAL JUST VALUE	103,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7226	REMODEL	13,090	05/14/1991
5638	ADDITION	13,440	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0490/1082	6/01/1986	WD	Q	V		10,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2004] W8 S8 BAS=[YR=1996] W48 S14 E22 BAS=[YR=1993] S12 E8 DCK=[YR=2004] S8 E20 N8 W20$ E24 N12 W32$ E34 N14 W8$ E8 N8$.

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
3	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		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