BLOCK 2 LOT 19
IN OR 516 PG 328
R434304 & R434305

MCCONNELL SARAH D
85110 THERESA ROAD
YULEE, FL 32097-4141

2023

42-2N-27-4612-0002-0190

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 80
Interior Floo	08	SHT VINYL 20
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

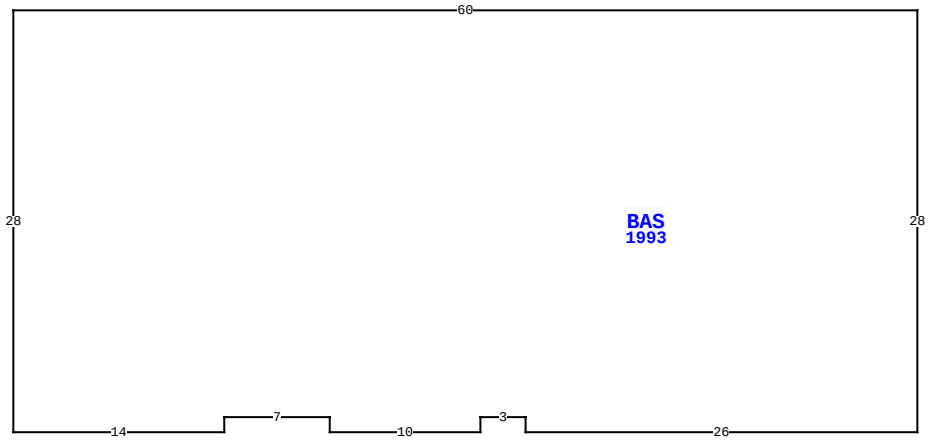
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	38,166
TOTALS	1,670		1,670	38,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,670	117.2000	76.18	127,221	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1670 HX Base Yr



85110 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		38,166
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		118,166
SOH/AGL Deduction		77,014
ASSESSED VALUE		41,152
TOTAL EXEMPTION VALUE	HX HB SL WX	41,152
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		118,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V9900035	OTHER	1,700	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0516/0328	4/29/1987	WD	Q	V		12,500

GRANTOR: SHEFFIELD WM ET AL
GRANTEE: MCCONNELL FONNIE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E14 N1 E7 S1 E10 N1 E3 S1 E26 N28 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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