BLOCK 4 LOT 19 1997 MERI SW
IN OR 982 PG 1461
YULEE WOODS #2 PB 5/83 & 84

DWINNELL WILLIAM J & SARAH C
85039 THERESA ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0004-0190

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

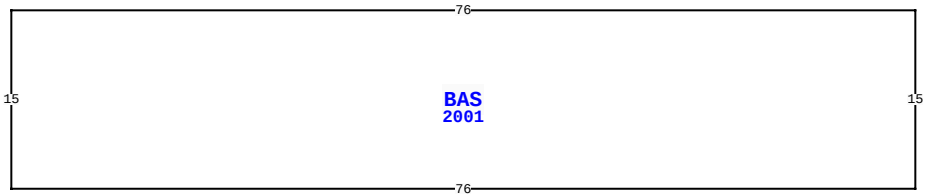
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	39,281
TOTALS	1,140		1,140	39,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	117.2000	82.04	93,526	1997	1997	0	0	0	58.00	42.00

2 M/H 94+ – 100% - 2002 Heated Area: 1140 HX Base Yr 2002



85039 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		39,281
TOTAL MARKET OB/XF VALUE		3,898
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		123,179
SOH/AGL Deduction		63,769
ASSESSED VALUE		59,410
TOTAL EXEMPTION VALUE	HX HB	34,410
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25583	CARPORT	10,825	01/01/2012
961597	MH MOVE-ON	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/1461	4/24/2001	WD	U	I	01	9,700
GRANTOR: DWINNELL JAMES P						
GRANTEE: DWINNELL WM J & SAR						
0489/1299	5/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

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	0351	CARPORT MT	0	100	38	14	532.00	SF	10.00	10.00	100	2012	2012	3	60	3,192	
4	1242	WD DECK A	0	100	24	14	336.00	SF	10.00	10.00	100	2002	2002	3	21	706	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S15 E76 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,898

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 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS