

MULLIS DAVID S JR & JAMIE M
85069 THERESA RD
YULEE, FL 32097

42-2N-27-4612-0004-0210

BUILDING CHARACTERISTICS

ELEMENTCD

05 AVERAGE 100
03 GABLE/HIP 100
12 MODULAR MT 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms3 100
Bathrooms2 100
Frame02 WOOD FRAME 100

Stories Units1. 1. 100
 0 100
HUD Adjustme04 DIST 01 100

Quality03 Quality Level 03
DOR CODE0200 MOBILE HOME
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	27,099
UOP	112	25	28	673
UOP	154	25	38	913

TOTALS1,3941,19428,685

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,194123.200080.0895,616198619860070.0030.00

M/H 93- - 100% - 2016Heated Area: 1128HX Base Yr 2016

The floor plan shows a large rectangular main body labeled BAS 1993 with dimensions 24x43. Attached to the top center is a smaller rectangle labeled UOP 1993 with dimensions 14x11. Attached to the bottom center is another rectangle labeled UOP 1993 with dimensions 14x8. The overall width at the base is 20 units.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value

28,6851,440

TOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKET

80,000110,125

TOTAL MARKET VALUESOH/AGL Deduction

65,99644,129

ASSESSED VALUEHOLD EXEMPTION VALUE

30,00014,129

BASE TAXABLE VALUETOTAL JUST VALUE

110,1250

NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

81,584

SALES DATA

OFF RECORD NumberDATEINSTQ / I / VRSN SALE PRICE

1962/10591/30/2015SWUII1244,000

GRANTOR:CP-SRMOF II REO 2013-

GRANTEE:MULLIS DAVID S JR &

1931/08395/16/2014WDUII1283,400

GRANTOR:MCKENDREE BARRY SHANE

GRANTEE:US BANK TRUST NATIO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N11 W14 S11 E14 \$ W43 S24 E20
UOP=[YR=1993] S8 E14 N8 W14 \$ E27 N24 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEADJ UNIT PRICEDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000102CSFR/MH100OR0.000.001.00LT1.001.001.0080,000.0080,000.0080,000

REVIEW DATE10/16/2017BY SBXTotal Acres: 0.00Total Land Value: 80,000Market: 0Agricultural: 0Common: 80,000PRINTED 08/02/2023 BY SYS