BLOCK 4 LOT 22
IN OR 1332/384
R407641 & R407642

JOHNS DAVID & CATHY
85087 THERESA RD
YULEE, FL 32097

2023

42-2N-27-4612-0004-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

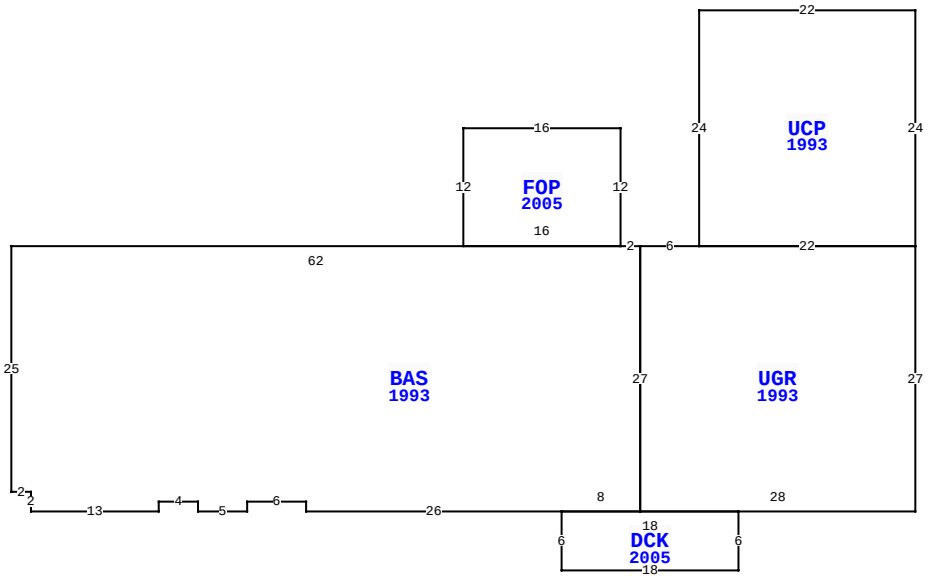
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,714	100	1,714	41,311
DCK	108	15	16	386
FOP	192	30	58	1,398
UCP	528	20	106	2,555
UGR	756	45	340	8,195
TOTALS	3,298		2,234	53,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,234	123.6000	80.34	179,480	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2006 Heated Area: 1714 HX Base Yr 2006



85087 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		53,844
TOTAL MARKET OB/XF VALUE		8,288
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		142,132
SOH/AGL Deduction		88,750
ASSESSED VALUE		53,382
TOTAL EXEMPTION VALUE	HX HB	28,382
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00995	CARPORT	4,896	05/01/1994
5690	GARAGE	8,132	05/01/1989
7758	MH MOVE-ON	39,000	04/04/1989
5609	FOUNDATION	1,410	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0384	7/11/2005	WD	Q	I		90,000
GRANTOR: JOHNS ANNETTE						
GRANTEE: JOHNS DAVID & CATHY						
0646/0738	1/15/1992	QC	U	I	01	100
GRANTOR: JOHNS JOHN B						
GRANTEE: JOHNS JOHN & ANNETT						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W22 S24 UGR=[YR=1993] W6 BAS=[YR=1993] W2 FOP=[YR=2005] N12 W16 S12 E16 $ W62 S25 E2 S2 E13 N1 E4 S1 E5 N1 E6 S1 E26 DCK=[YR=2005] S6 E18 N6 W18 $ E8 N27 $ S27 E28 N27 W22 $ E22 N24 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1993	1993	3	20	80	
3	0812	CONCRETE C	0	100	0	0	1,996.00	SF	4.00	4.00	100	1996	1996	3	73	5,828	

LAND DESCRIPTION

TOTAL OB/XF 8,288

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