BLOCK 4 LOT 25
IN OR 1280/1177
R622186 & R622187 & R622188

BAYLOR ROBERT E SR & JANET
85129 THERESA ROAD
YULEE, FL 32097

2023

42-2N-27-4612-0004-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

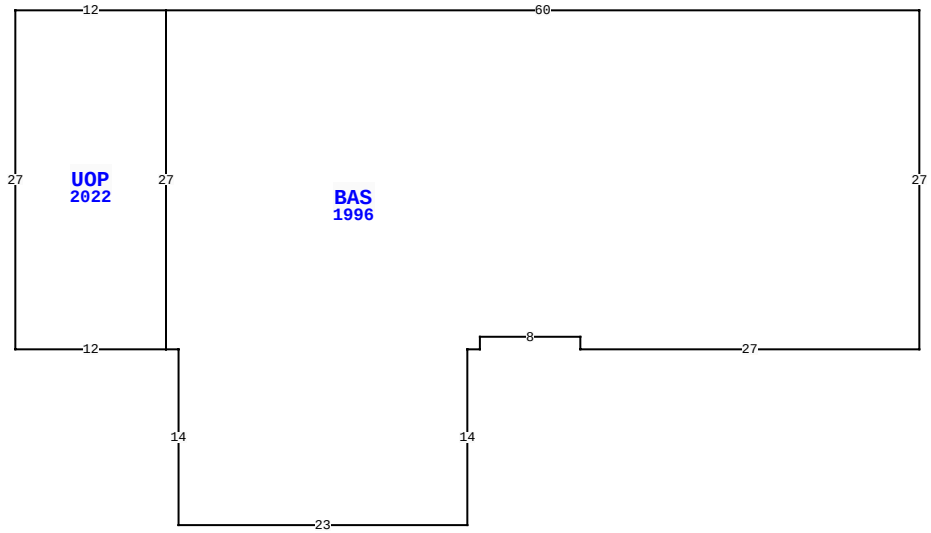
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,934	100	1,934	63,466
UOP	324	25	81	2,658
TOTALS	2,258		2,015	66,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,015	117.2000	82.04	165,311	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2005 Heated Area: 1934 HX Base Yr 2005



85129 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		74,884
TOTAL MARKET OB/XF VALUE		8,374
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		163,258
SOH/AGL Deduction		80,167
ASSESSED VALUE		83,091
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,091
TOTAL JUST VALUE		163,258
NCON VALUE		11,418
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961577	MH MOVE-ON	0	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/1177	12/13/2004	WD	Q	I		90,000
GRANTOR: HARDEN JOSEPH R & PAT						
GRANTEE: BAYLOR ROBERT E SR						
0780/1867	12/31/1996	WD	U	I	01	5,100
GRANTOR: HARDEN PATTI C						
GRANTEE: HARDEN JOSEPH R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 UOP=[YR=2022] W12 S27 E12 N27$ S27 E1 S14 E23 N14E1 N1 E8 S1 E27 N27$.

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	1996	1996	3	80	2,800	
3	0811	CONCRETE B	0	100	29	44	1,276.00	SF	5.20	5.20	100	2003	2003	3	84	5,574	

LAND DESCRIPTION

TOTAL OB/XF 8,374

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

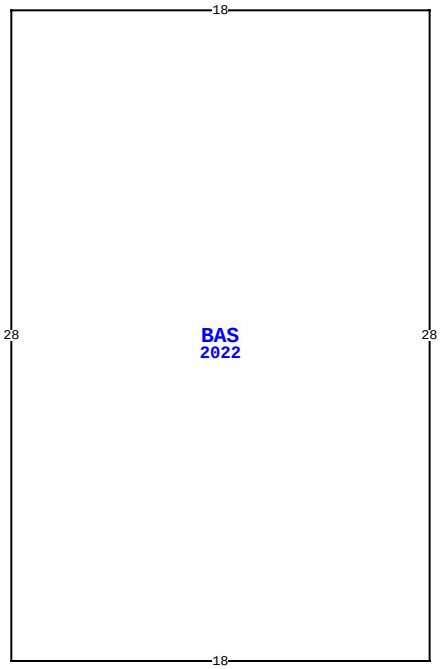
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	504	8,760
TOTALS	504		504	8,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	504	57.7500	20.21	10,186	2010	2010	0	0	0	14.00	86.00

2 GARAGE RES – 100% - 2005 Heated Area: 504 HX Base Yr 2005



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GRANTOR: HARDEN PATTI C						
GRANTEE: HARDEN JOSEPH R & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W18 S28 E18 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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS