BLOCK 4 LOT 26
YULEE WOODS #2 PB 5/83 & 84

AAHS OF FLORIDA TRUST/PRISCIANDARO ANTHONY TRUSTEE
13330 W COLONIAL DRIVE UNIT 11
WINTER GARDEN, FL 34787

2023

42-2N-27-4612-0004-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

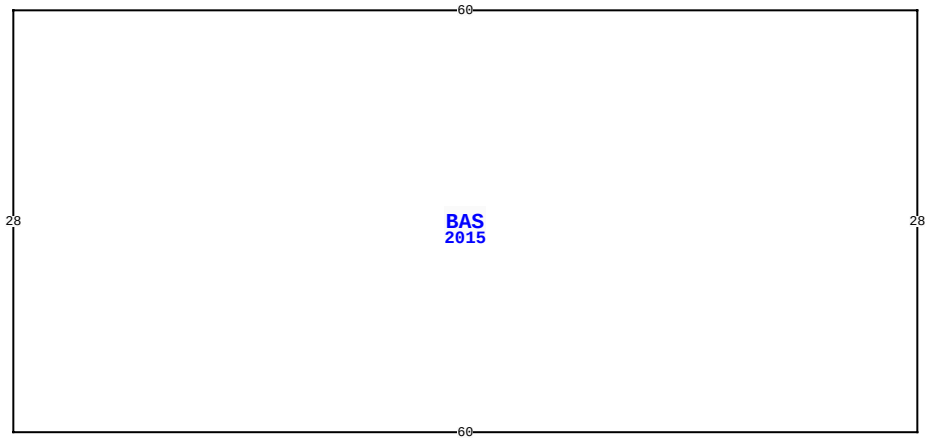
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,680	100	1,680	95,433
TOTALS	1,680		1,680	95,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	139.9200	97.94	164,539	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr



85143 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	95,433
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	177,133
SOH/AGL Deduction	49,641
ASSESSED VALUE	127,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,492
TOTAL JUST VALUE	177,133
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155627	CO ISSUED	0	04/07/2015
MH155627	MH MOVE-ON	0	03/01/2015
971889	MH MOVE-ON	0	08/01/1997
8498	MH MOVE-ON	12,900	04/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/893	5/18/2023	FJ	U	I	11	0
GRANTOR: CREWS MICHAEL EDWARDS						
GRANTEE: WILDER TRACY SUE						
2642/891	5/23/2023	FJ	U	I	11	0
GRANTOR: CREWS MICHAEL E EST						
GRANTEE: WILDER TRACY SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S28 E60 N28$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		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