BLOCK 11 LOT 1
IN OR 1609/519
1989 SPRI DW/MH

BRUSSELL DON S
85321 THERESA RD
YULEE, FL 32097

2023

42-2N-27-4613-0011-0010

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	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

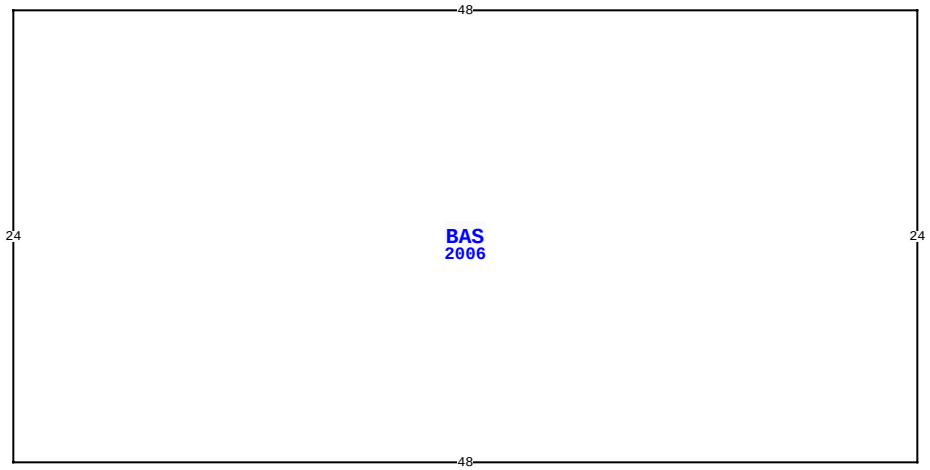
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	42,298
TOTALS	1,152		1,152	42,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	122.8000	79.82	91,953	1989	1999	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2019 Heated Area: 1152 HX Base Yr 2019



85321 THERESA RD, YULEE

BLD DATE	04/04/2007	JM	LGL DATE	
XF DATE	04/04/2007	JM	LAND DATE	04/04/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		42,298
TOTAL MARKET OB/XF VALUE		4,424
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		126,722
SOH/AGL Deduction		72,258
ASSESSED VALUE		54,464
TOTAL EXEMPTION VALUE	HX HB	29,464
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-013	MH MOVE-ON	11,000	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1609/0519	3/06/2009	TD	U	I	30	100
GRANTOR: SHUFFELTON DAVID B &						
GRANTEE: BRUSSELL DON S						
1516/1902	8/03/2007	QC	U	I	01	100
GRANTOR: THORNELL GUY W						
GRANTEE: THORNELL GUY W TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S24 E48 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	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	1242	WD DECK A	0	100	5	6	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	
3	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50	6.50	100	1995	1995	3	72	4,044	

LAND DESCRIPTION

TOTAL OB/XF 4,424

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS