

BLOCK 1 LOT 24
IN OR 1084/1240
R434170 & R434171

GARDNER TOBY M & SYLVIA J
85538 THERESA ROAD
YULEE, FL 32097

2023

42-2N-27-4614-0001-0240



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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	1,539	100	1,539	37,693
BAS	228	100	228	5,584
UOP	16	25	4	98
UOP	210	25	52	1,274
UOP	280	25	70	1,715
TOTALS	2,273		1,893	46,364

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	100	1993
3	0940	SHEDS/PORT	0 100	16	24	384.00	SF	30.00	30.00	100	1995
4	0350	CARPORT WD	0 100	16	7	112.00	SF	13.00	13.00	100	1995
5	0350	CARPORT WD	0 100	16	8	128.00	SF	13.00	13.00	100	1995
6	0812	CONCRETE C	0 100	0	0	1,680.00	SF	4.00	4.00	100	1998
7	0351	CARPORT MT	0 100	25	20	500.00	SF	5.90	5.90	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,893	125.6000	81.64	154,545	1988	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1767											
HX Base Yr											
85538 THERESA RD, YULEE											

TOTAL OB/XF											
9,912											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	12	10	120.00	SF	20.10	20.10	100	1993
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NASSAU COUNTY PROPERTY																
PAGE 1 of 1																
VALUATION SUMMARY																
VALUATION BY						STANDARD										
Tax Group: 4						Tax Dist:										
BUILDING MARKET VALUE						46,364										
TOTAL MARKET OB/XF VALUE						9,912										
TOTAL LAND VALUE - MARKET						80,000										
TOTAL MARKET VALUE						136,276										
SOH/AGL Deduction						82,638										
ASSESSED VALUE						53,638										
TOTAL EXEMPTION VALUE						28,638										
BASE TAXABLE VALUE						25,000										
TOTAL JUST VALUE						136,276										
NCON VALUE						0										
INCOME VALUE																
PREVIOUS YEAR MKT VALUE						99,398										
SALES DATA																
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
1084/1240	10/02/2002	WD	U	I	01	100										
GRANTOR: GARDNER TOBY M SR																
GRANTEE: GARDNER TOBY M & SY																
0632/0553	7/30/1991	WD	Q	V		15,000										
GRANTOR: SHEFFIELD WM F ETAL																
GRANTEE: GARDNER TOBY M SR																
BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993] W21 UOP=[YR=2009] N14 W15 UOP=[YR=2020] W20 S14 E20 N14\$ S14 E15\$ W36 S27 E22 BAS=[YR=2004] S8 UOP=[YR=2004] W4 S4 E4 N4\$ S4 E19N12 W19\$ E35 N27\$.																