BLOCK 2 LOT 4
IN OR 2158/523
2002 JACO DW/MH

JONES MALLORY A/JONES LONNIE D JR
85304 THERESA RD
YULEE, FL 32041-2036

2024

42-2N-27-4612-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

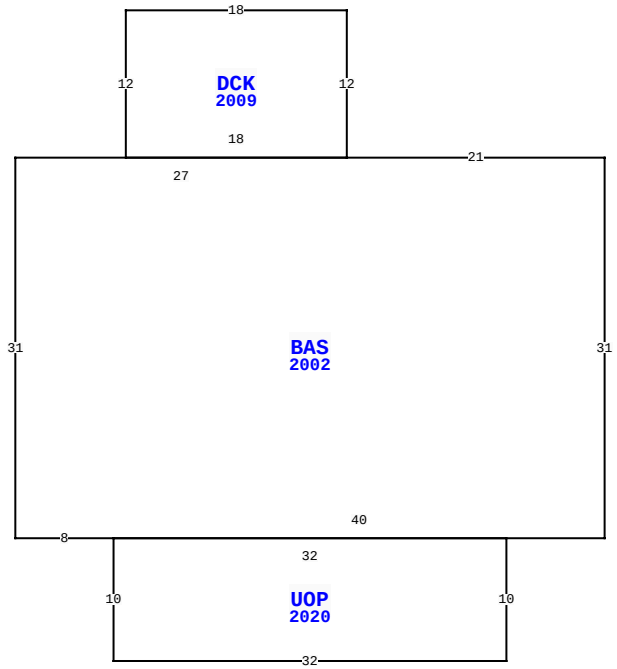
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	78,210
DCK	216	15	32	1,682
UOP	320	25	80	4,205
TOTALS	2,024		1,600	84,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,600	140.1600	105.12	168,192	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2018 Heated Area: 1488 HX Base Yr 2018



85304 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		84,096
TOTAL MARKET OB/XF VALUE		7,544
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		171,640
SOH/AGL Deduction		78,225
ASSESSED VALUE		93,415
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,415
TOTAL JUST VALUE		171,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530582	GARAGE	23,834	06/11/2015
MH023752	MH MOVE-ON	0	01/01/2002
M025700	H/AC	0	01/01/2002
P025364	NEW CONSTR	0	01/01/2002
7419	MH MOVE-ON	20,000	08/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/0523	11/15/2017	WD	U	I	37	55,000
GRANTOR: FAIRCLOTH BOB						
GRANTEE: JONES MALLORY A & L						
1635/0793	8/18/2009	CT	U	I	18	54,100
GRANTOR: CLERK OF COURT						
GRANTEE: FAIRCLOTH BOB & VEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 DCK=[YR=2009] N12 W18 S12 E18$ W27 S31 E8
UOP=[YR=2020] S10 E32 N10 W32$ E40 N31 $.

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	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2015	2015	3	70	5,600	
2	0351	CARPORT MT	0	100	45	18	810.00	SF	10.00	10.00	100	2005	2005	3	24	1,944	

LAND DESCRIPTION

TOTAL OB/XF 7,544

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 10/05/2020 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS