BLOCK 2 LOT 6
IN OR 2094/1695
YULEE WOODS #2 PB 5/83 & 84

MOORE MICHAEL G & KATHRYN A
85274 THERESA ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0060

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	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

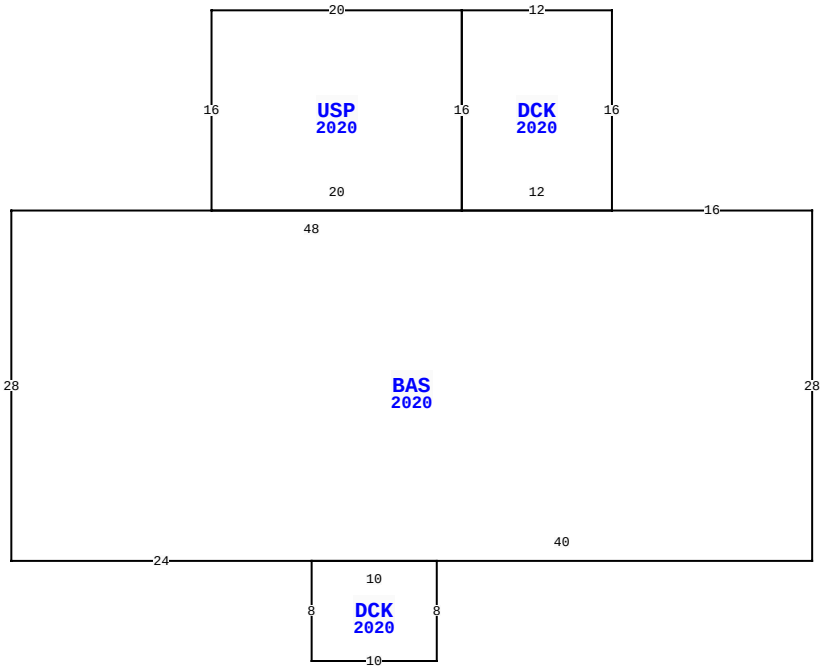
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1,792	152,270
DCK	80	15	12	1,019
DCK	192	15	29	2,464
USP	320	50	160	13,596
TOTALS	2,384		1,993	169,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,993	116.8000	87.60	174,587	2020	2020	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2021 Heated Area: 1792 HX Base Yr 2021



85274 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		188,908
TOTAL MARKET OB/XF VALUE		4,739
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		273,647
SOH/AGL Deduction		77,306
ASSESSED VALUE		196,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,341
TOTAL JUST VALUE		273,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009750	ADDITION	23,184	10/15/2020
20005833	CO ISSUED	0	07/07/2020
20002068	MH MOVE-ON	0	04/23/2020
7734	XFOB	15,000	03/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1695	1/11/2017	SW	U	I	12	27,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: MOORE MICHAEL G & K						
2064/0728	8/10/2016	QC	U	I	11	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 DCK=[YR=2020] N16 W12 USP=[YR=2020] W20 S16 E20 N16$ S16 E12 $ W48 S28 E24 DCK=[YR=2020] S8 E10 N8 W10$E40 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0350	CARPORT WD	0	100	35	14	490.00	SF	13.00	13.00	100	2000	2000	3	20	1,274	

LAND DESCRIPTION

TOTAL OB/XF 4,739

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 03/15/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

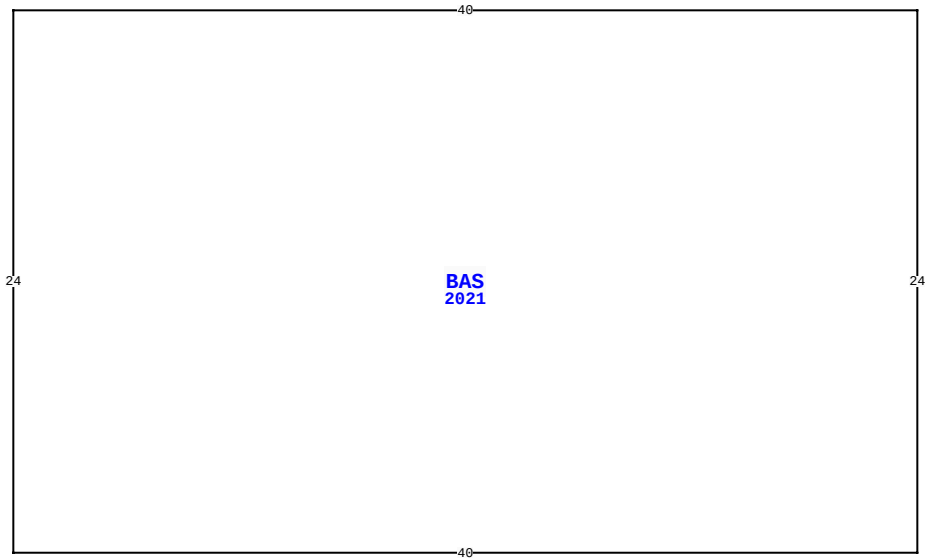
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	960	100	960	19,559
TOTALS	960		960	19,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	59.4000	20.79	19,958	2021	2021	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2021 Heated Area: 960 HX Base Yr 2021



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2064/0728	8/10/2016	QC	U	I	11	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S24 E40 N24$.

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 03/15/2021 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS