BLOCK 2 LOT 15
IN OR 1613/412
R278253 & R278254

BOUGUOT ROBIN
85164 THERESA RD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
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	03	Quality Level 03

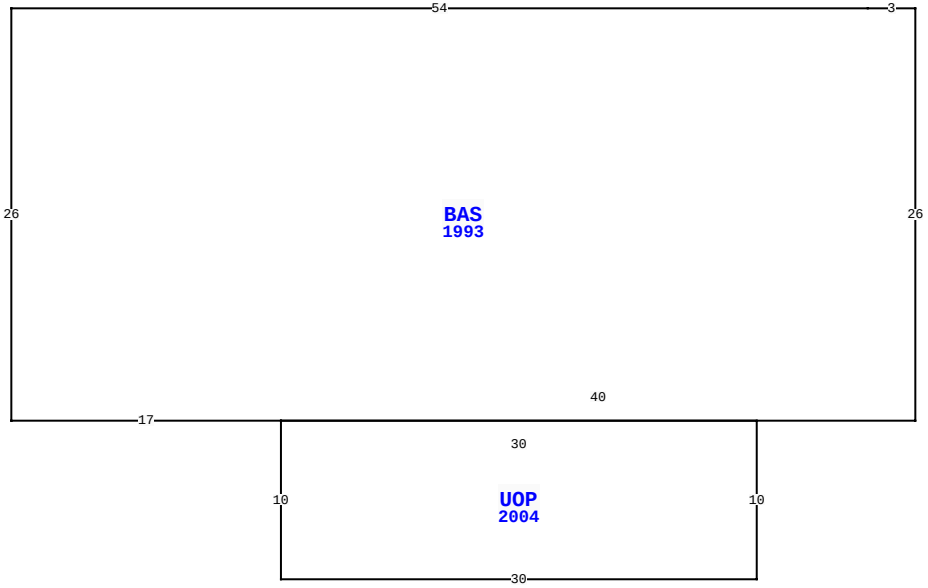
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	33,301
UOP	300	25	75	1,685
TOTALS	1,782		1,557	34,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,557	107.0000	74.90	116,619	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1482 HX Base Yr 2002



85164 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,986
TOTAL MARKET OB/XF VALUE		5,904
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		120,890
SOH/AGL Deduction		75,354
ASSESSED VALUE		45,536
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,536
TOTAL JUST VALUE		120,890
NCON VALUE		5,904
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1613/0412	9/01/2006	QC	U	I	01	100
GRANTOR: BOUGUOT VANSON E & RO						
GRANTEE: BOUGUOT ROBIN						
0968/1422	1/30/2001	WD	U	I	05	48,400
GRANTOR: WALLACE ART JR & BREN						
GRANTEE: BOUGUOT VANSON E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 W54 S26 E17 E40 N26 $
UOP=[YR=2004;ORIG=-40,26] S10 E30 N10 W30 $
.

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	30	24	720.00	SF	10.00	10.00	100	2024	2018		82	5,904	

LAND DESCRIPTION

TOTAL OB/XF 5,904

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		OR	150.00	291.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/22/2024 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS