BLOCK 2 LOT 20
YULEE WOODS #2 PB 5/83 & 84

DANCY JOHN/POWELL SANNDRA DENISE
85094 THERESA RD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0200

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 90
Interior Floo	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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

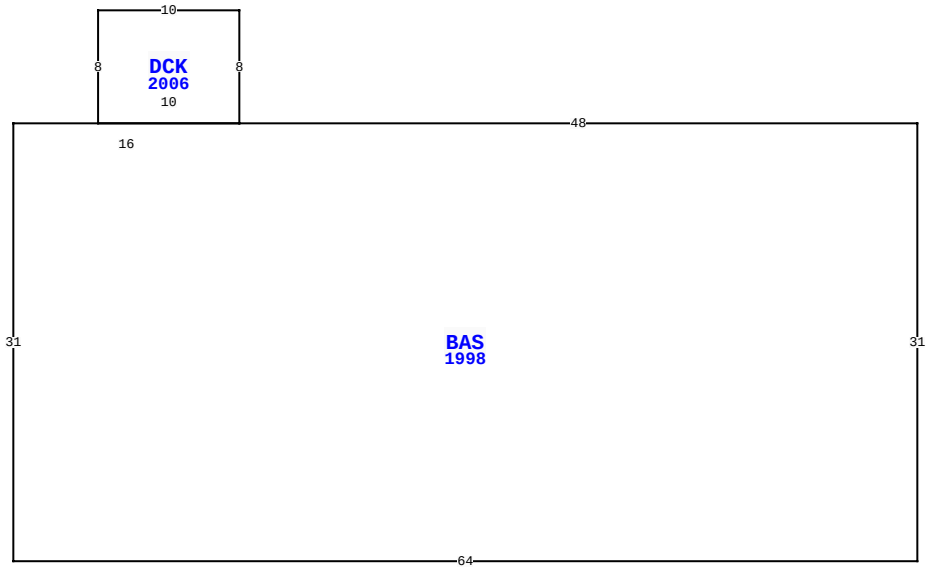
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	73,495
DCK	80	15	12	444
TOTALS	2,064		1,996	73,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,996	117.6000	88.20	176,047	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2024 Heated Area: 1984 HX Base Yr 2024



85094 THERESA RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,940
TOTAL MARKET OB/XF VALUE		8,732
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		162,672
SOH/AGL Deduction		0
ASSESSED VALUE		162,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,672
TOTAL JUST VALUE		162,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,477

R673657 & R673658
BLDG:1:1: 1998 DW/MH (MERIT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906217	NEW CONSTR	15,590	06/01/1999
MH982251	MH MOVE-ON	0	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/913	6/02/2023	WD	Q	I	01	170,000
GRANTOR: WOODLE BRIAN & KAYLA						
GRANTEE: DANCY JOHN						
1910/0001	3/12/2014	QC	U	I	11	100
GRANTOR: WOODLE BRIAN & KAYLA						
GRANTEE: WOODLE BRIAN & KAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 DCK=[YR=2006] N8 W10 S8 E10$ W16 S31 E64 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
2	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1999	1999	3	27	5,897	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 8,732

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS