BLOCK 2 LOT 21
IN OR 1730/492
R235783 & R235784

LYNCH RICHARD L III
85080 THERESA RD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0210

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

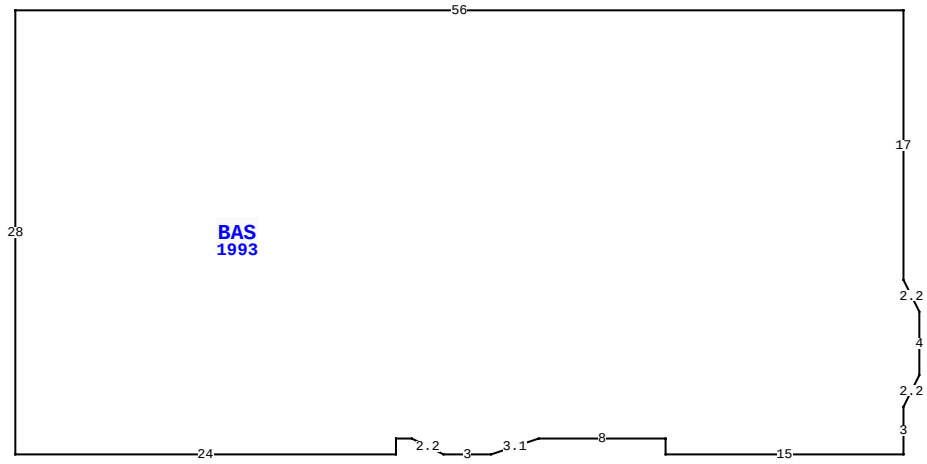
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1,563	42,314
TOTALS	1,563		1,563	42,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,563	128.9200	90.24	141,045	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1563 HX Base Yr



85080 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	49,104
TOTAL MARKET OB/XF VALUE	7,060
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	136,164
SOH/AGL Deduction	33,654
ASSESSED VALUE	102,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,510
TOTAL JUST VALUE	136,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1730/0492	3/18/2011	TD	Q	I	02	73,000
GRANTOR: SENIOR RONALD A & SUZ						
GRANTEE: HANDS BYRENDA A & R						
1423/1359	6/27/2006	WD	U	I	18	100
GRANTOR: SENIOR RONALD A & SUZ						
GRANTEE: SENIOR RONALD A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E24 N1 E1 D1 R2 E3 U1 R3 E8 S1 E15 N3 U2 R1 N4 U2 L1 N17$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0812	CONCRETE C	0	0	10	180	2,505.00	SF	4.00	4.00	100	1986	1986	3	49.5	4,960	

LAND DESCRIPTION

TOTAL OB/XF 7,060

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/06/2023 BY NWA 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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ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

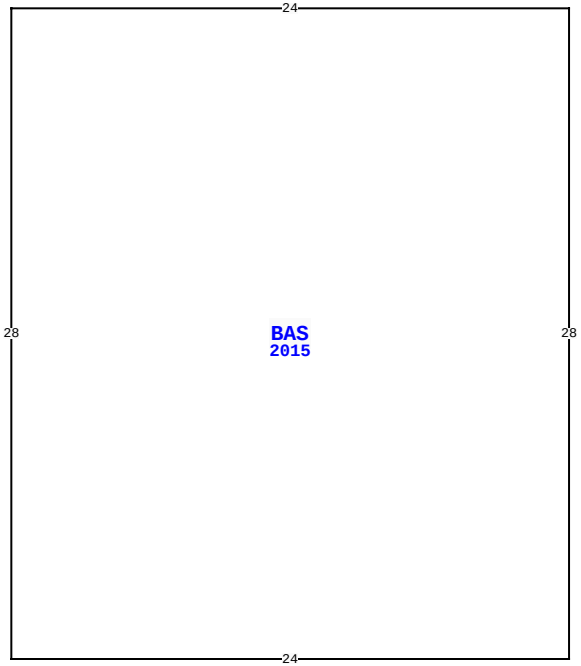
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	6,791
TOTALS	672		672	6,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	57.7500	20.21	13,581	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 672 HX Base Yr



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TOTAL JUST VALUE	136,164
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PREVIOUS YEAR MKT VALUE	133,464

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GRANTEE: HANDS BYRENDA A & R						
1423/1359	6/27/2006	WD	U	I	18	100
GRANTOR: SENIOR RONALD A & SUZ						
GRANTEE: SENIOR RONALD A & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S28 E24 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS