BLOCK 2 LOT 25
IN OR 664/1106
YULEE WOODS #2 PB 5/83 & 84

BAKER KEITH R & MARIE G
85024 THERESA ROAD
YULEE, FL 32097

2024

42-2N-27-4612-0002-0250

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

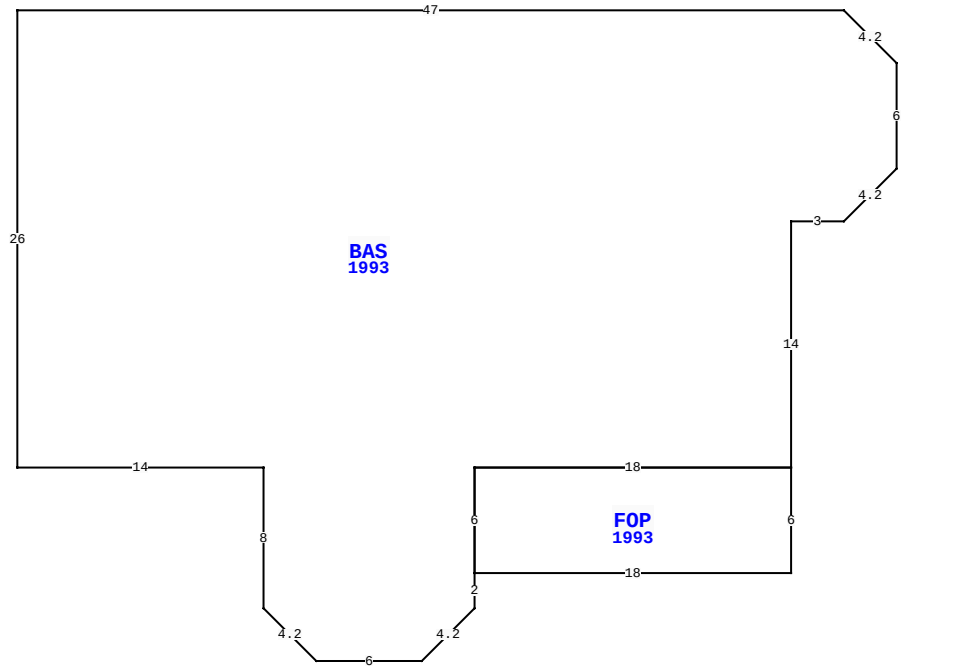
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	109,939
FOP	108	30	32	2,645
TOTALS	1,438		1,362	112,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,362	103.4000	98.23	133,789	1991	1991	0	0	0	15.85	84.15

1 SINGLE FAM – 100% - 1992 Heated Area: 1330 HX Base Yr 1992



85024 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		112,583
TOTAL MARKET OB/XF VALUE		1,564
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		194,147
SOH/AGL Deduction		99,286
ASSESSED VALUE		94,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		44,861
TOTAL JUST VALUE		194,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3717	NEW CONSTR	25,527	12/19/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0664/1106	8/06/1992	WD	U	I	10	33,000
GRANTOR: STAR SERVICES INC						
GRANTEE: BAKER KEITH & MARIE						
0613/1075	12/06/1990	LC	U	I		33,000
GRANTOR: STAR SERVICES INC						
GRANTEE: BAKER KEITH & MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L3 U3 W47 S26 E14 S8 R3 D3 E6 U3 R3 N2
FOP=[YR=1993] E18 N6 W18 S6$ N6 E18 N14 E3 U3 R3 N6$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1991	1991	3	20	804	
2	0681	POLE SHED	0	100	10	20	200.00	SF	15.00	15.00	100	1992	1992	3	20	600	
3	1242	WD DECK A	0	100	20	4	80.00	SF	10.00	10.00	100	2001	2001	3	20	160	

LAND DESCRIPTION

TOTAL OB/XF 1,564

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	000100	C	SFR	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS