BLOCK 4 LOT 28
IN OR 1060/1917
YULEE WOODS #2 PB 5/83 & 84

COLLINS JAMES ARNOLD SR FAMILY LIVING TRUST/COLLIN
85169 THERESA RD
YULEE, FL 32097

2024

42-2N-27-4612-0004-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

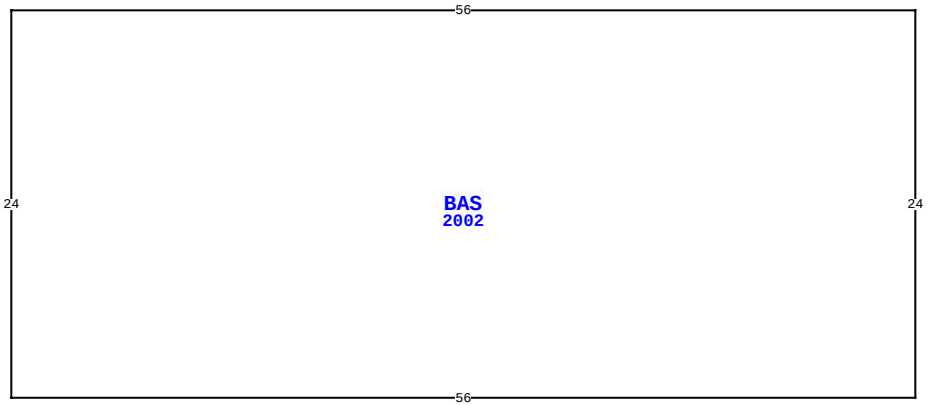
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,344	100	1,344	30,764
TOTALS	1,344		1,344	30,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	01	1,344	109.0000	76.30	102,547	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1344 HX Base Yr 2003



85169 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		39,017
TOTAL MARKET OB/XF VALUE		7,673
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		126,690
SOH/AGL Deduction		74,088
ASSESSED VALUE		52,602
TOTAL EXEMPTION VALUE	HX HB	27,602
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310974	GARAGE	1,400	05/01/2003
R980955	REPAIR/RRF	0	06/01/1998
962938	GARAGE	14,280	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/1917	6/07/2002	WD	U	I	01	100
GRANTOR: COLLINS ROSE M						
GRANTEE: COLLINS JAMES SR &						
0542/1021	5/09/1988	WD	Q	V		16,600
GRANTOR: BOWLES DAVID C						
GRANTEE: COLLINS ROSE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S24 E56 N24$.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1994	1994	3	20	288	
2	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1994	1994	3	68	809	
3	0820	WOOD WALK	0	100	3	24	72.00	SF	11.75	11.75	100	1995	1995	3	40	338	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
5	0510	GARAGE WD-	0	100	21	20	420.00	SF	29.75	29.75	100	2003	2003	3	32	3,998	

LAND DESCRIPTION

TOTAL OB/XF 7,673

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 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

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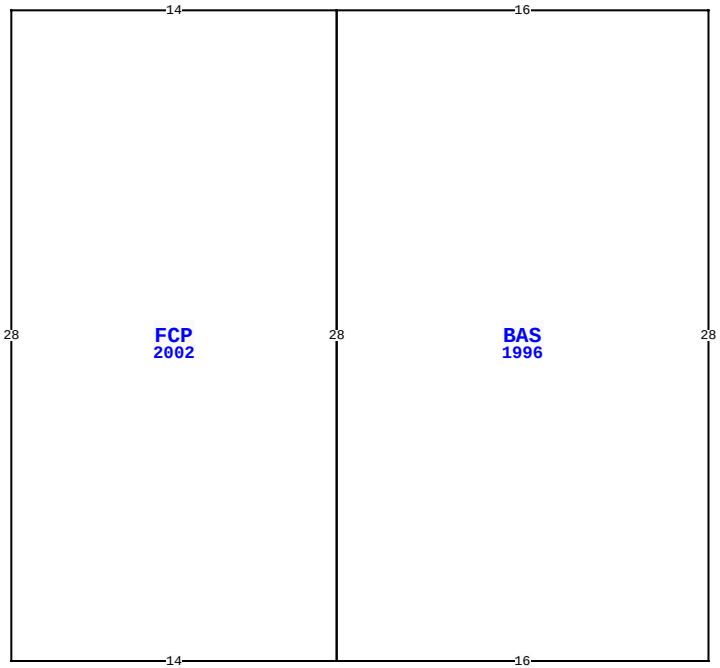
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	448	100	448	6,772
FCP	392	25	98	1,482
TOTALS	840		546	8,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	546	84.7000	29.64	16,183	1996	1996	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 2003 Heated Area: 448 HX Base Yr 2003



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0542/1021	5/09/1988	WD	Q	V		16,600
GRANTOR: BOWLES DAVID C						
GRANTEE: COLLINS ROSE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 FCP=[YR=2002] W14 S28 E14 N28$ S28 E16 N28$
.

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 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