

BLOCK 3 LOT 8
IN OR 1877/1679
R673084 & R673085

ALLEN GLENDA S FERGUSON/ALLEN DEWAYNE G
85386 THERESA RD
YULEE, FL 32097

2024

42-2N-27-4614-0003-0080



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 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

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	2,052	100	2,052	75,756
TOTALS	2,052		2,052	75,756

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	6	8	48.00	SF	20.10	20.10	100	1994
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
3	0752	USP	0 100	14	24	336.00	SF	15.00	15.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	117.2000	87.90	180,371	1998	1998	0	0	58.00	42.00
1 M/H 94+ - 100% - 2019 Heated Area: 2052 HX Base Yr 2019											
27 76 27 76											
BAS 1998											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
85386 THERESA RD, YULEE			

TOTAL OB/XF											
6,606											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										75,756	
TOTAL MARKET OB/XF VALUE										6,606	
TOTAL LAND VALUE - MARKET										80,000	
TOTAL MARKET VALUE										162,362	
SOH/AGL Deduction										58,929	
ASSESSED VALUE										103,433	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										48,433	
TOTAL JUST VALUE										162,362	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										160,950	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-798	MH MOVE-ON	0	02/01/1995
94-424	MH MOVE-ON	1,000	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1877/1679	9/06/2013	WD	Q	I	02	95,000	
GRANTOR: JOHNS DWAYNE B							
GRANTEE: FERGUSON GLENDA S &							
0700/1353	3/17/1994	WD	Q	V		14,500	
GRANTOR: SHEFFIELD WM ETAL							
GRANTEE: JOHNS DWAYNE B							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1998] W76 S27 E76 N27\$.											