BLOCK 2 LOT 5
IN OR 1524/334
R672321 & R672322

BENNETT DEBRA A & ZANE R
85292 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

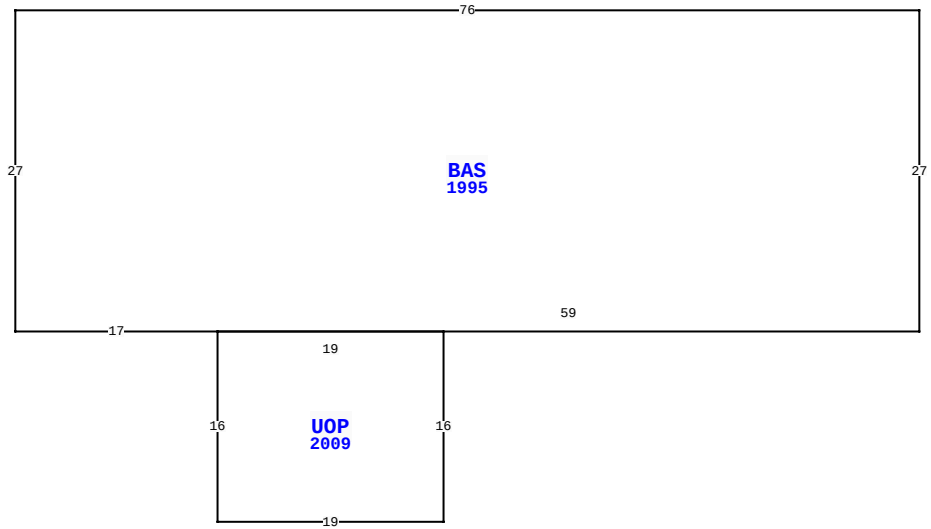
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1995	2,052	61,326
UOP	304	25	2009	76	2,271
TOTALS	2,356			2,128	63,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	117.2000	99.62	211,991	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 2052 HX Base Yr 1995



85292 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		63,597
TOTAL MARKET OB/XF VALUE		7,137
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		155,734
SOH/AGL Deduction		79,057
ASSESSED VALUE		76,677
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,955
TOTAL JUST VALUE		155,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-1085	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/0334	9/10/2007	WD	Q	I	01	60,100
GRANTOR: BENNETT ZANE						
GRANTEE: BENNETT DEBRA A & Z						
0531/0292	11/18/1987	WD	Q	V		10,800
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: BENNETT ZANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S27 E17UOP=[YR=2009] S16 E19 N16 W19 $ E59 N27$.

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	0810	CONCRETE A	0	100	0	0	344.00	SF	6.50	6.50	100	1994	1994	3	66	1,476	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1994	1994	3	20	576	
3	0351	CARPORT MT	0	100	26	16	416.00	SF	15.00	15.00	100	1999	1999	3	20	1,248	
4	0681	POLE SHED	0	100	31	22	682.00	SF	15.00	15.00	100	2003	2003	3	30	3,069	
5	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2004	2004	3	32	768	

LAND DESCRIPTION

TOTAL OB/XF 7,137

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	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/02/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS