BLOCK 2 LOT 8
YULEE WOODS #2 PB 5/83-84
{1993 SIGN SW/MH}

POULSEN BROOKE A
85250 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0080

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

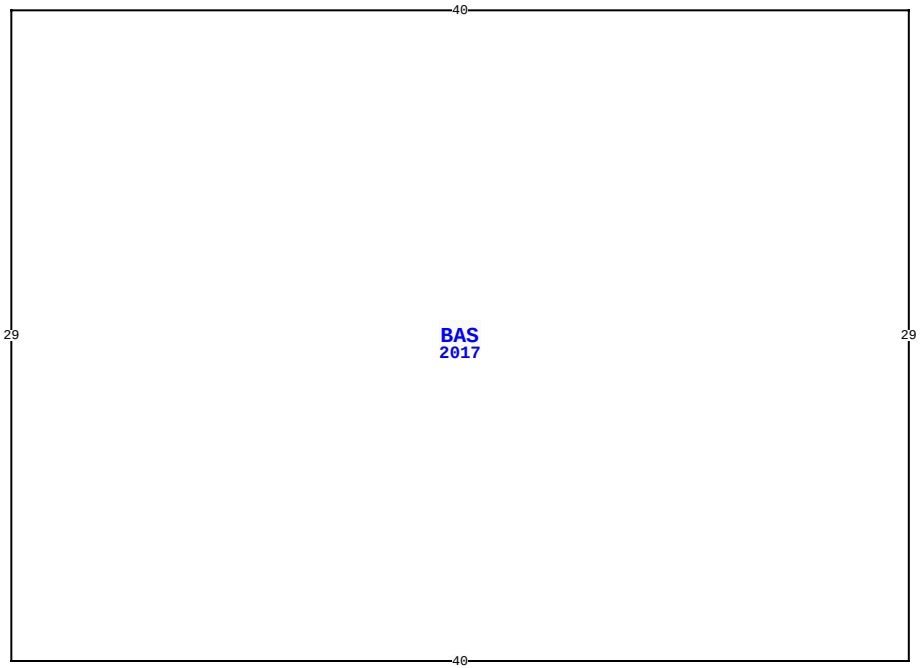
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	2017	1,160	131,512
TOTALS	1,160			1,160	131,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,160	140.4000	119.34	138,434	2017	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2023 Heated Area: 1160 HX Base Yr 2023



85250 THERESA RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,512
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		216,512
SOH/AGL Deduction		13,308
ASSESSED VALUE		203,204
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,482
TOTAL JUST VALUE		216,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001595	CO ISSUED	0	02/28/2017
971927	MH MOVE-ON	0	10/01/1997
95993	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/1954	10/13/2021	WD	Q	I	01	209,900
GRANTOR: INTEGRITY PROPERTIES						
GRANTEE: POULSEN BROOKE A						
2472/0353	6/10/2021	CT	U	I	18	140,500
GRANTOR: CLERK OF COURT						
GRANTEE: INTEGRITY PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S29 E40 N29$.

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
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 02/22/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS