BLOCK 2 LOT 9 R621573
YULEE WOODS #2 PB 5/83 & 84

MASSEY JAMES J/BEASTTIE MASSEY KAREN E
12034 206TH PLACE SOUTHEAST
ISSAQUAH, WA 98027

2025

42-2N-27-4612-0002-0090

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	13	LVT/LAMNT 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
Quality	04	Quality Level 04

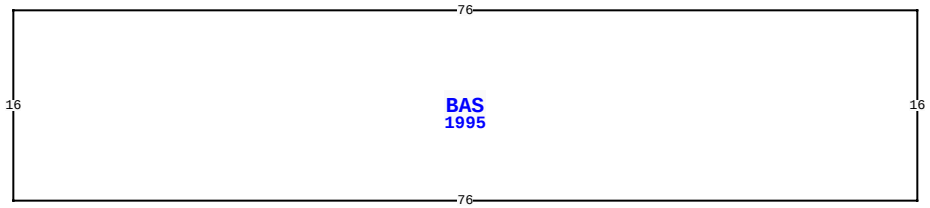
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1995	1,216	99,599
TOTALS	1,216			1,216	99,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.4800	109.21	132,799	1995	2015	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



85238 THERESA RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	99,599
TOTAL MARKET OB/XF VALUE	2,621
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	187,220
SOH/AGL Deduction	0
ASSESSED VALUE	187,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,220
TOTAL JUST VALUE	187,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 985	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1876	3/17/2022	WD	Q	I	01	235,000
GRANTOR: PBP HOMES INC						
GRANTEE: MASSEY JAMES J & KA						
2547/1872	3/15/2022	QC	U	I	11	100
GRANTOR: CHILE ALEXANDER & TAN						
GRANTEE: PBP HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

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	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	
3	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2005	2005	3	36	1,037	

LAND DESCRIPTION

TOTAL OB/XF 2,621

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS