BLOCK 2 LOT 13
IN OR 1862/1995
2007 SCIB DWMH

BLOCKER ROBERT L
85385 JOANN RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

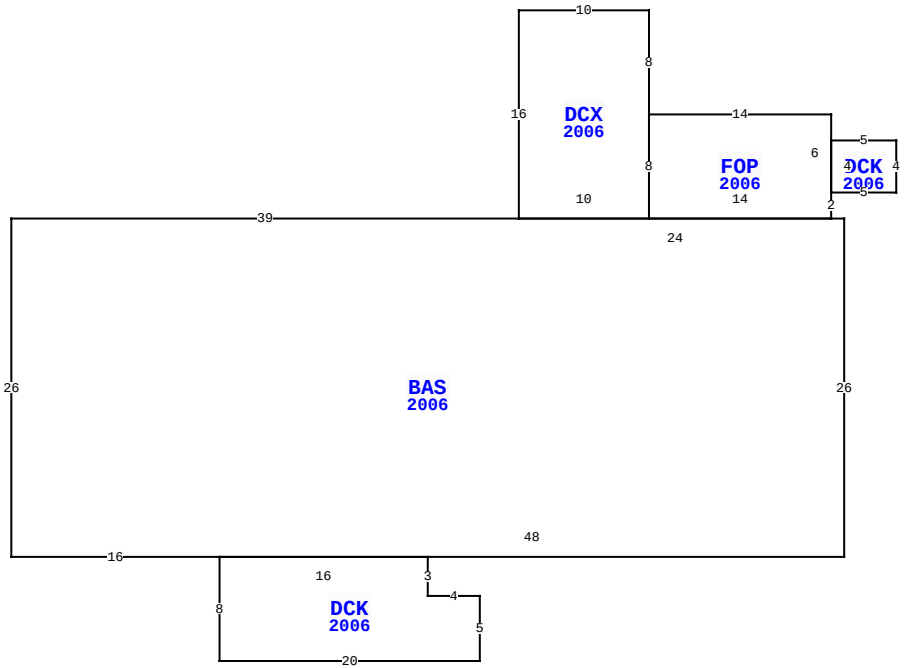
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,664	100	2006	1,664	126,715
DCK	20	15	2006	3	228
DCK	148	15	2006	22	1,675
DCX	160	20	2006	32	2,437
FOP	112	30	2006	34	2,589
TOTALS	2,104			1,755	133,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	135.7400	115.38	202,492	2006	2011	0	0	0	34.00	66.00

1 M/H 94+ – 0% - 0 Heated Area: 1664 HX Base Yr



85194 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	133,645
TOTAL MARKET OB/XF VALUE	12,244
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	230,889
SOH/AGL Deduction	41,465
ASSESSED VALUE	189,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,424
TOTAL JUST VALUE	230,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4768	MH MOVE-ON	0	05/12/2006
P10962	OTHER	0	04/01/2006
E17030	ELEC OTHER	0	03/01/2006
M11305	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1862/1995	6/17/2013	QC	U	I	11	100
GRANTOR: BLOCKERS SEPTIC SERVI						
GRANTEE: BLOCKER ROBERT L						
1821/1270	10/22/2012	WD	Q	I	02	77,000
GRANTOR: BEST ELEANOR B						
GRANTEE: BLOCKERS SEPTIC SER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39 S26 E16 DCK=[YR=2006] S8 E20 N5 W4 N3 W16$ E48 N26 W1 FOP=[YR=2006] N2 DCK=[YR=2006] E5 N4 W5 S4 $ N6 W14 DCX=[YR=2006] N8 W10 S16 E10 N8$ S8 E14$ W24$.

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	0	0	0	437.00	SF	6.50	6.50	100	2016	2016	3	95	2,698	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2020	2020	3	86	3,096	
3	0351	CARPORT MT	0	0	30	25	750.00	SF	10.00	10.00	100	2020	2020	3	86	6,450	

LAND DESCRIPTION

TOTAL OB/XF 12,244

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 03/22/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS