BLOCK 2 LOT 14 R359597
IN OR 1972/860
YULEE WOODS #2 PB 5/83 & 84

GARVIN ELIZABETH A/SCAHILL STEVEN III ET AL
85178 THERESA ROAD
YULEE, FL 32097-4142

2025

42-2N-27-4612-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

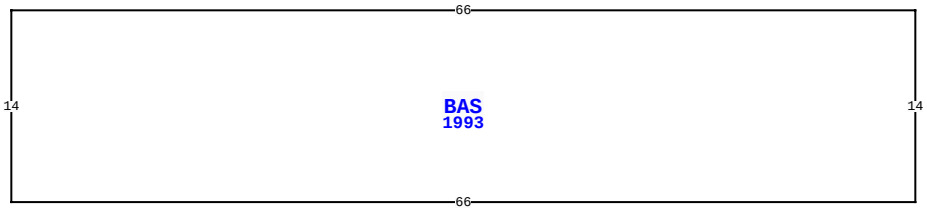
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	924	100	1993	924	23,329
TOTALS	924			924	23,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	105.2000	84.16	77,764	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 34% - 2011 Heated Area: 924 HX Base Yr 2011



85178 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		23,329
TOTAL MARKET OB/XF VALUE		868
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		109,197
SOH/AGL Deduction		46,001
ASSESSED VALUE		63,196
TOTAL EXEMPTION VALUE	HA HAB	15,109
BASE TAXABLE VALUE		48,087
TOTAL JUST VALUE		109,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1972/0860	4/07/2015	QC	U	I	11	12,900
GRANTOR: GARVIN ELIZABETH A &						
GRANTEE: GARVIN LONNIE R & E						
1593/1783	11/19/2008	QC	Q	I	01	22,000
GRANTOR: GARVIN LONNIE						
GRANTEE: GARVIN ELIZABETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	1242	WD DECK A	0	34	4	8	32.00	SF	10.00	10.00	100	1988	1988	3	20	64	
2	0940	SHEDS/PORT	0	34	10	20	200.00	SF	20.10	20.10	100	1994	1994	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 868

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	34	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 01/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS