BLOCK 2 LOT 16
IN OR 956/1982
R621634 & R621635

SCHWARTZ MARC A & MICHELE
85150 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

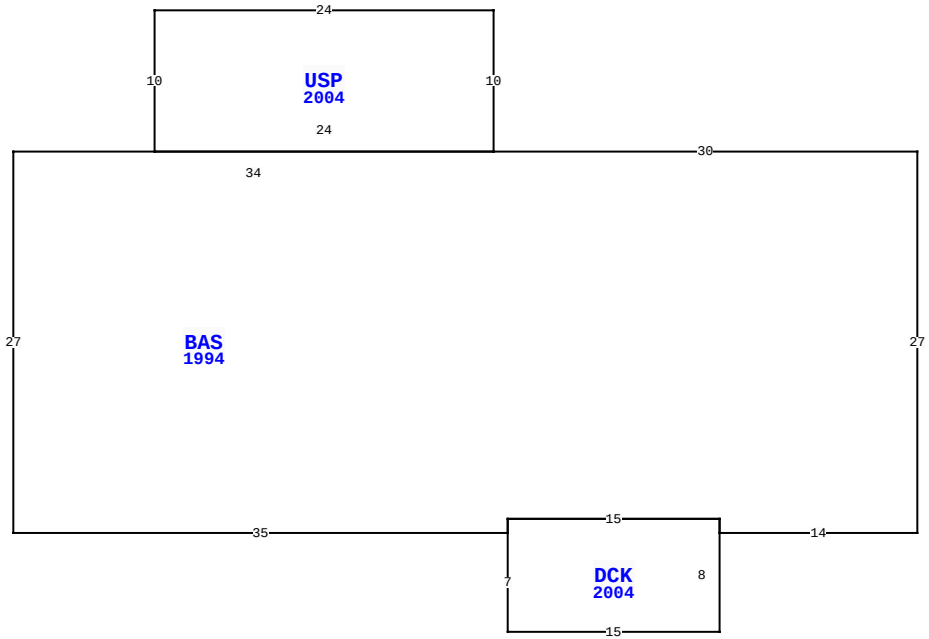
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1994	1,713	51,369
DCK	120	15	2004	18	540
USP	240	50	2004	120	3,599
TOTALS	2,073			1,851	55,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,851	117.6000	99.96	185,026	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2001 Heated Area: 1713 HX Base Yr 2001



85150 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		55,508
TOTAL MARKET OB/XF VALUE		2,734
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		143,242
SOH/AGL Deduction		78,941
ASSESSED VALUE		64,301
TOTAL EXEMPTION VALUE	HX HB	39,301
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
949705	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/1982	11/03/2000	WD	Q	I		58,000
GRANTOR: WILLIAMSON MICHELE						
GRANTEE: SCHWARTZ MARC A & M						
0712/0845	8/26/1994	QC	Q	I	06	3,200
GRANTOR: WILLIAMSON JOHNNIE R						
GRANTEE: WILLIAMSON MICHELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 USP=[YR=2004] N10 W24 S10 E24$ W34 S27 E35
DCK=[YR=2004] S7 E15 N8 W15 S1$ N1 E15 S1 E14 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	1242	WD DECK A	0	100	8	9	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,734

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS