BLOCK 2 LOT 20
YULEE WOODS #2 PB 5/83 & 84

DANCY JOHN/POWELL SANNDRA DENISE
85094 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0200

BUILDING CHARACTERISTICS

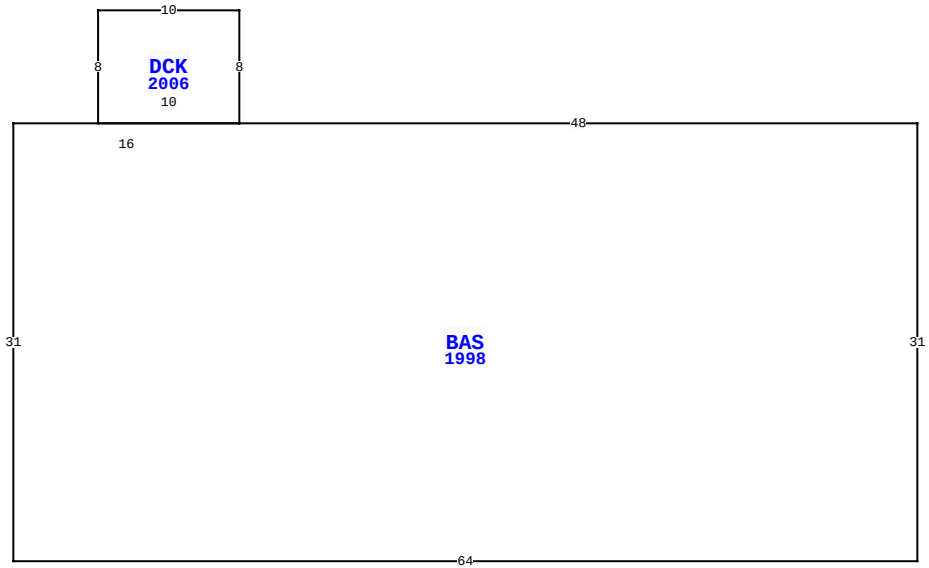
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,984	100	1998	1,984	79,328
DCK	80	15	2006	12	480
TOTALS	2,064			1,996	79,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,996	117.6000	99.96	199,520	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2024 Heated Area: 1984 HX Base Yr 2024



85094 THERESA RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		79,808
TOTAL MARKET OB/XF VALUE		8,478
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		173,286
SOH/AGL Deduction		5,897
ASSESSED VALUE		167,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,667
TOTAL JUST VALUE		173,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,672

R673657 & R673658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906217	NEW CONSTR	15,590	06/01/1999
MH982251	MH MOVE-ON	0	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/913	6/02/2023	WD	Q	I	01	170,000
GRANTOR: WOODLE BRIAN & KAYLA						
GRANTEE: DANCY JOHN						
1910/0001	3/12/2014	QC	U	I	11	100
GRANTOR: WOODLE BRIAN & KAYLA						
GRANTEE: WOODLE BRIAN & KAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 DCK=[YR=2006] N8 W10 S8 E10$ W16 S31 E64 N31$.

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	0510	GARAGE WD-	0	100	26	24	624.00	SF	35.00	35.00	100	1999	1999	3	26	5,678	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 8,478

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 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS