BLOCK 2 LOT 21
IN OR 1730/492
R235783 & R235784

MCTHORNE RICHARD DAGON
85080 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0210

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

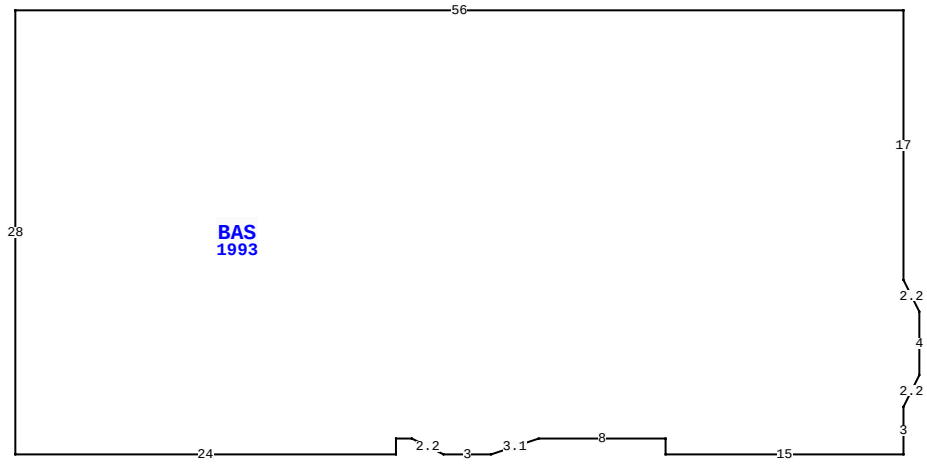
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1993	1,563	48,362
TOTALS	1,563			1,563	48,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,563	128.9200	103.14	161,208	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1563 HX Base Yr 2025



85080 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		55,542
TOTAL MARKET OB/XF VALUE		6,739
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		147,281
SOH/AGL Deduction		0
ASSESSED VALUE		147,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,559
TOTAL JUST VALUE		147,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1074	8/23/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCTHORNE RICHARD DA						
1730/0492	3/18/2011	TD	Q	I	02	73,000
GRANTOR: SENIOR RONALD A & SUZ						
GRANTEE: HANDS BYRENDA A & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E24 N1 E1 D1 R2 E3 U1 R3 E8 S1 E15 N3 U2 R1 N4 U2 L1 N17$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	10	180	2,505.00	SF	4.00	4.00	100	1986	1986	3	47	4,709	

LAND DESCRIPTION

TOTAL OB/XF 6,739

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

BLOCK 2 LOT 21
IN OR 1730/492
R235783 & R235784

MCTHORNE RICHARD DAGON
85080 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

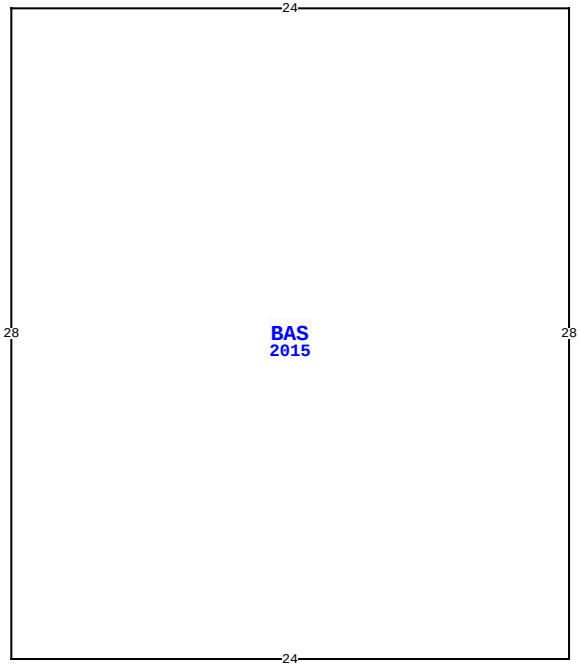
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2015	672	7,181
TOTALS	672			672	7,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	57.7500	21.37	14,361	1987	1987	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2025 Heated Area: 672 HX Base Yr 2025



85080 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		55,542
TOTAL MARKET OB/XF VALUE		6,739
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		147,281
SOH/AGL Deduction		0
ASSESSED VALUE		147,281
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,559
TOTAL JUST VALUE		147,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/1074	8/23/2021	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCTHORNE RICHARD DA						
1730/0492	3/18/2011	TD	Q	I	02	73,000
GRANTOR: SENIOR RONALD A & SUZ						
GRANTEE: HANDS BYRENDA A & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S28 E24 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS