BLOCK 2 LOT 22
YULEE WOODS #2 PB 5/83 & 84

MILLER MARY DELAINE
85064 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

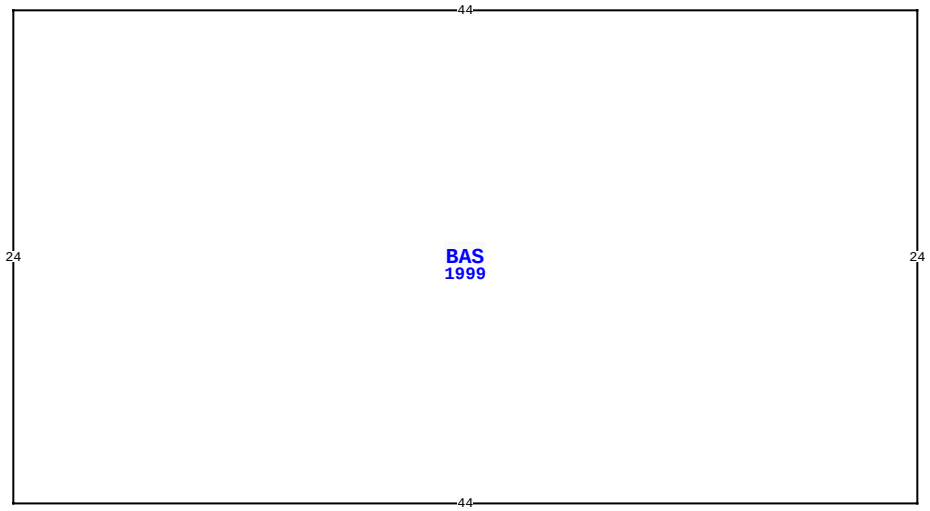
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1999	1,056	30,971
TOTALS	1,056			1,056	30,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,056	122.2000	97.76	103,235	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1056 HX Base Yr



85064 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	30,970
TOTAL MARKET OB/XF VALUE	1,296
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	117,266
SOH/AGL Deduction	11,539
ASSESSED VALUE	105,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,727
TOTAL JUST VALUE	117,266
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992879	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/1210	1/20/2020	FJ	U	I	11	100
GRANTOR: MILLER TIMOTHY OWEN						
GRANTEE: MILLER MARY DELAINE						
0480/0289	1/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W44 S24 E44 N24$.

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	0	12	10	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	
2	0753	UEP	0	0	20	12	240.00	SF	22.00	22.00	100	1990	1990	3	20	1,056	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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 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