BLOCK 2 LOT 23
IN OR 893/475
YULEE WOODS #2 PB 5/83 & 84

WILLIAMS CARRIE/WILLIAMS JEREMIAH P EST
85052 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0002-0230

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 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
Quality	03	Quality Level 03

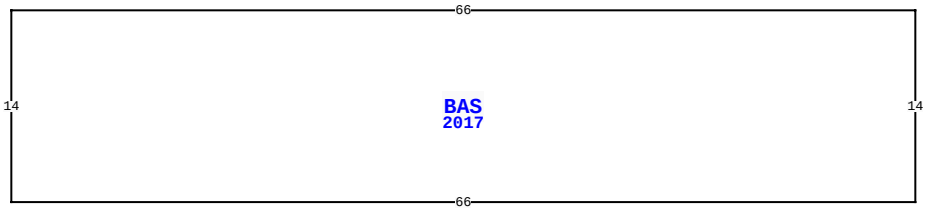
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2017	924	26,107
TOTALS	924			924	26,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	110.8000	94.18	87,022	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2023 Heated Area: 924 HX Base Yr 2023



85052 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		26,107
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		111,107
SOH/AGL Deduction		11,231
ASSESSED VALUE		99,876
TOTAL EXEMPTION VALUE	WX DX HX HB	60,722
BASE TAXABLE VALUE		39,154
TOTAL JUST VALUE		111,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,035

OWNERS: JEREMIAH P & CARRIE D WILLIAMS
EXPIRED (2000) ST DECALS
SW/MH VIN: H103633G

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992709	MH MOVE-ON	0	06/01/1999
7657	MH MOVE-ON	13,900	01/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0893/0475	7/30/1999	WD	Q	I		29,000
GRANTOR: HEAFNER DONALD & MARL						
GRANTEE: WILLIAMS JEREMIAH &						
0507/0907	1/08/1987	WD	Q	V		10,800
GRANTOR: MCREE BRIAN & AMELIA						
GRANTEE: HEAFNER DONALD & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] 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

LAND DESCRIPTION

TOTAL OB/XF 0

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