BLOCK 4 LOT 18
IN OR 1874/1710
YULEE WOODS #2 PB 5/83 & 84

STIVERS DANIEL O & STEPHANIE T
85025 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

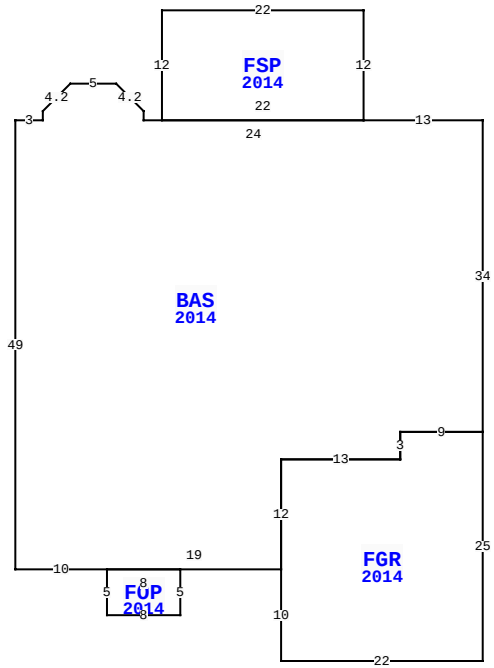
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	2,243	100	2014	2,243	257,002
FGR	511	55	2014	281	32,196
FOP	40	30	2014	12	1,375
FSP	264	40	2014	106	12,145
TOTALS	3,058			2,642	302,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,642	123.8688	123.87	327,265	2014	2014	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2243 HX Base Yr 2015



85025 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		302,720
TOTAL MARKET OB/XF VALUE		57,831
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		445,551
SOH/AGL Deduction		193,010
ASSESSED VALUE		252,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,819
TOTAL JUST VALUE		445,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428292	CO ISSUED	0	08/06/2014
B1428292	NEW CONSTR	283,132	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1874/1710	8/22/2013	WD	Q	V	01	28,000
GRANTOR: WOODS RICHARD DAVID S						
GRANTEE: STIVERS DANIEL O &						
1537/1141	11/27/2007	QC	Q	I	01	100
GRANTOR: WOODS SYLVIA M						
GRANTEE: WOODS SYLVIA I & RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W13 FSP=[YR=2014] N12 W22 S12 E22 $ W24 N1 U3 L3 W5 D3 L3 S1 W3 S49 E10 FOP=[YR=2014] S5 E8 N5 W8 $ E19 FGR=[YR=2014] S10 E22 N25 W9 S3 W13 S12 $ N12 E13 N3 E9 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,705.00	SF	4.00	4.00	100	2014	2014	3	94	6,411	
2	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2014	2014	3	71	29,820	
3	0351	CARPORT MT	0	100	30	40	1,200.00	SF	30.00	30.00	100	2014	2014	3	60	21,600	

LAND DESCRIPTION

TOTAL OB/XF 57,831

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 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS