

BLOCK 4 LOT 22
IN OR 1332/384
R407641 & R407642

JOHNS DAVID & CATHY
85087 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0220



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	13	LVT/LAMNT 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	02	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	1,714	100	1993	1,714	50,844
DCK	108	15	2005	16	475
FOP	192	30	2005	58	1,721
UCP	528	20	1993	106	3,144
UGR	756	45	1993	340	10,086
TOTALS	3,298			2,234	66,269

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,234	123.6000	98.88	220,898	1989	1989	0	0	70.00	30.00
1 M/H 93- - 100% - 2006				Heated Area: 1714				HX Base Yr 2006			
The site map shows a large rectangular lot with several smaller rectangular areas within it. The areas are labeled as follows: BAS 1993 (a large central area), FOP 2005 (a small square area), UCP 1993 (a rectangular area), DCK 2005 (a small rectangular area), and UGR 1993 (a rectangular area). The dimensions of the lot and the internal areas are provided in feet. The lot is 62 feet wide and 25 feet deep. The internal areas are: FOP 2005 (16 feet wide, 12 feet deep), UCP 1993 (24 feet wide, 22 feet deep), DCK 2005 (18 feet wide, 6 feet deep), and UGR 1993 (27 feet wide, 27 feet deep). The remaining area is BAS 1993.											
BLD DATE				LGL DATE				05/09/2025			
XF DATE				LAND DATE				MLU			

EXTRA FEATURES							85087 THERESA RD, YULEE				INC DATE				AG DATE			
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	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240		
2	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1993	1993	3	20	80		
3	0812	CONCRETE C	0	100	0	0	1,996.00	SF	4.00	4.00	100	1996	1996	3	70	5,589		