BLOCK 4 LOT 23
2007 MERT DW/MH
YULEE WOODS #2 PB 5/83 & 84

KELLEY MAC/
85109 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0230

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 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

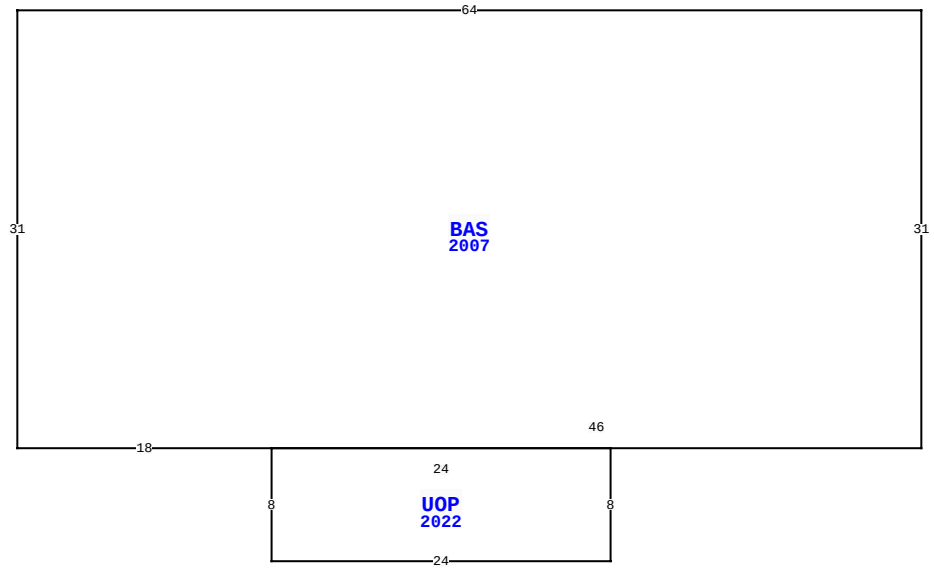
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2007	1,984	137,557
UOP	192	25	2022	48	3,328
TOTALS	2,176			2,032	140,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,032	140.6400	119.54	242,905	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2019 Heated Area: 1984 HX Base Yr 2019



85109 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		151,247
TOTAL MARKET OB/XF VALUE		7,359
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		243,606
SOH/AGL Deduction		82,713
ASSESSED VALUE		160,893
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,171
TOTAL JUST VALUE		243,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23559	GARAGE	20,234	05/01/2010
C4937	CO ISSUED	0	05/01/2007
E19297	ELEC OTHER	0	05/01/2007
MH4937	MH MOVE-ON	0	05/01/2007
M12955	MECH OTHER	0	05/01/2007
P12401	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	4/25/2018	CN	Q	I	01	157,000
GRANTOR: WOODLE CARL H JR & JO						
GRANTEE: KELLEY MAC						
1453/1837	10/23/2006	WD	Q	V		45,000
GRANTOR: CABELL JOHN & LORI						
GRANTEE: WOODLE CARL H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S31 E18 UOP=[YR=2022] S8 E24 N8 W24$ E46 N31$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2006	2006	3	24	1,728	
3	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2006	2006	3	24	240	
4	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2007	2007	3	27	76	
5	0810	CONCRETE A	0	100	0	0	316.00	SF	6.50	6.50	100	2007	2007	3	87	1,787	
6	0351	CARPORT MT	0	100	36	12	432.00	SF	10.00	10.00	100	2010	2010	3	40	1,728	

LAND DESCRIPTION

TOTAL OB/XF 7,359

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

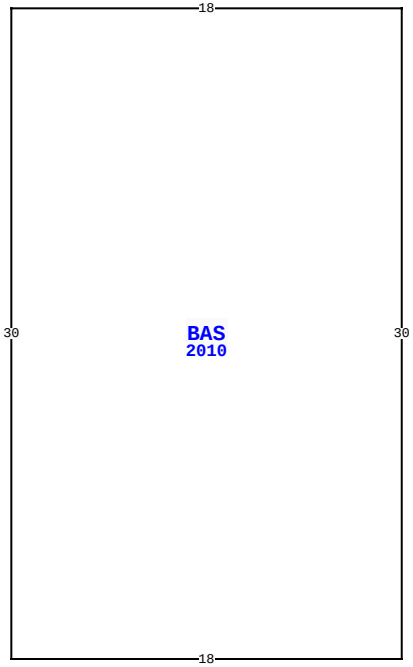
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2010	540	10,362
TOTALS	540			540	10,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	63.2500	23.40	12,636	2010	2010	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2019 Heated Area: 540 HX Base Yr 2019



85109 THERESA RD, YULEE

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NASSAU COUNTY PROPERTY

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GRANTOR: CABELL JOHN & LORI						
GRANTEE: WOODLE CARL H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W18 S30 E18 N30$.

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 12/06/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS