BLOCK 4 LOT 24
IN OR 854/625
GAGMTD06552A & GAGMTD06552B

DEDITCH JOSEPH & ELLA
85113 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

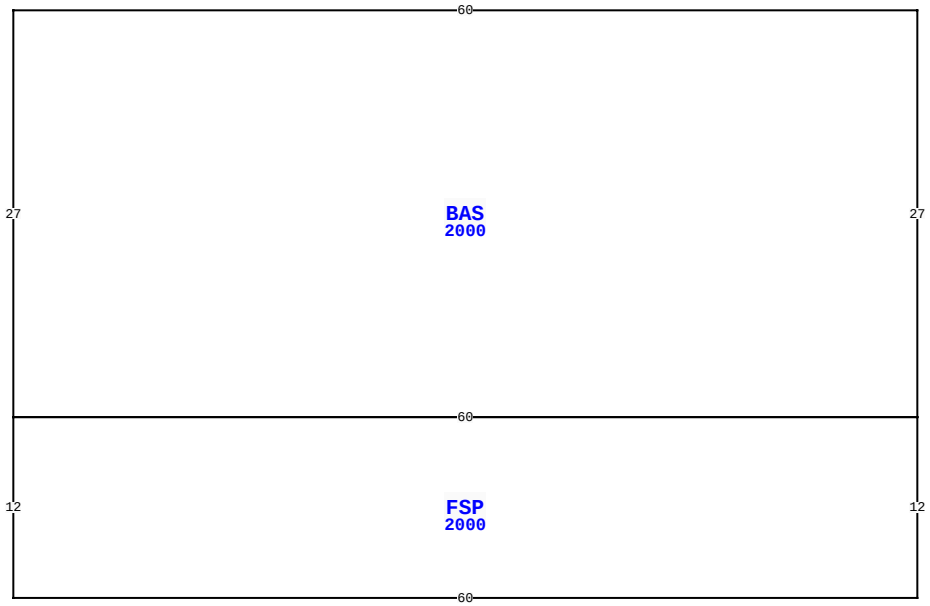
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2000	1,620	70,646
FSP	720	60	2000	432	18,839
TOTALS	2,340			2,052	89,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.6000	99.11	203,374	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1620 HX Base Yr 1999



85113 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		89,485
TOTAL MARKET OB/XF VALUE		26,005
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		200,490
SOH/AGL Deduction		108,712
ASSESSED VALUE		91,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,056
TOTAL JUST VALUE		200,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002962	MH MOVE-ON	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0625	11/02/1998	WD	U	I	07	100
GRANTOR: STRICKLAND DEREK W						
GRANTEE: DEDITCH JOSEPH & EL						
0848/1841	9/16/1998	WD	Q	I		50,000
GRANTOR: STRICKLAND DEREK W						
GRANTEE: DEDITCH JOSEPH & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 FSP=[YR=2000] S12 E60 N12 W60$ E60 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0511	GARAGE CB-	0	100	30	25	750.00	SF	40.00	40.00	100	2000	2000	3	77	23,100	

LAND DESCRIPTION

TOTAL OB/XF 26,005

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