BLOCK 4 LOT 26
YULEE WOODS #2 PB 5/83 & 84

CHANCLOR MORGANNE SHEA & SHELBY LEIGH
85143 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	02	WINDOW 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
Quality	05	Quality Level 05

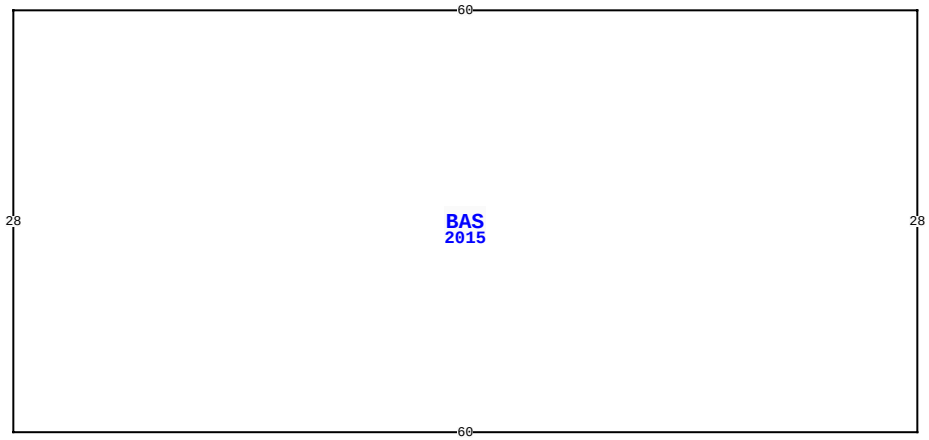
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2015	1,680	149,852
TOTALS	1,680			1,680	149,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	139.9200	118.93	199,802	2000	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2025 Heated Area: 1680 HX Base Yr 2025



85143 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,852
TOTAL MARKET OB/XF VALUE		1,660
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		236,512
SOH/AGL Deduction		0
ASSESSED VALUE		236,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,790
TOTAL JUST VALUE		236,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,261

RP: 12875682 & 12875683 __ 2000 PIONEER (2016)

DW/MH ID: PH1864GA17444(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155627	CO ISSUED	0	04/07/2015
MH155627	MH MOVE-ON	0	03/01/2015
971889	MH MOVE-ON	0	08/01/1997
8498	MH MOVE-ON	12,900	04/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/805	5/06/2024	WD	Q	I	01	300,000
GRANTOR: DAVIS MARK D JR						
GRANTEE: CHANCLOR MORGANNE S						
2676/178	10/24/2023	WD	Q	I	01	120,500
GRANTOR: AAHS OF FLORIDA TRUST						
GRANTEE: DAVIS MARK D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W60 S28 E60 N28$.

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	2000	2000	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 1,660

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS