BLOCK 4 LOT 27
IN OR 486/17 & OR 1890/579
1987 CYPR DW/MH

CREWS LINDA J
85157 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0270

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

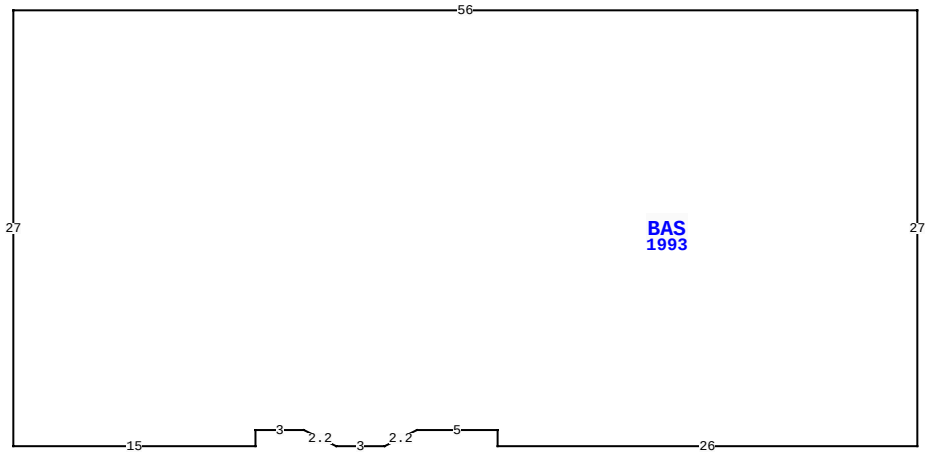
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,502	100	1993	1,502	44,411
TOTALS	1,502			1,502	44,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,502	123.2000	98.56	148,037	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1987 Heated Area: 1502 HX Base Yr 1987



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,411
TOTAL MARKET OB/XF VALUE		5,907
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		135,318
SOH/AGL Deduction		84,800
ASSESSED VALUE		50,518
TOTAL EXEMPTION VALUE	HX HB DX SL	50,518
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/0579	3/28/2013	QC	U	I	11	100
GRANTOR: CREWS MICHAEL						
GRANTEE: CREWS LINDA						
1850/1038	3/28/2013	QC	U	I	11	100
GRANTOR: CREWS MICHAEL						
GRANTEE: CREWS LINDA						

BLD DATE	05/12/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85157 THERESA RD, YULEE

BUILDING NOTES

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	1243	WD DECK F	0	100	0	0	452.00	SF	8.00	8.00	100	2000	2000	3	20	723	
2	0756	FEP	0	100	0	0	145.00	SF	27.00	27.00	100	2012	2012	3	50	1,958	
3	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	100	2012	2012	3	64	3,226	

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E15 N1 E3 D1 R2 E3 U1 R2 E5 S1 E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,907

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 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