BLOCK 4 LOT 29 OR 804/381
R672691 R672692 & R672693
YULEE WOODS #2 PB 5/83 & 84

BUNTON LINDA H SHINN
85185 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

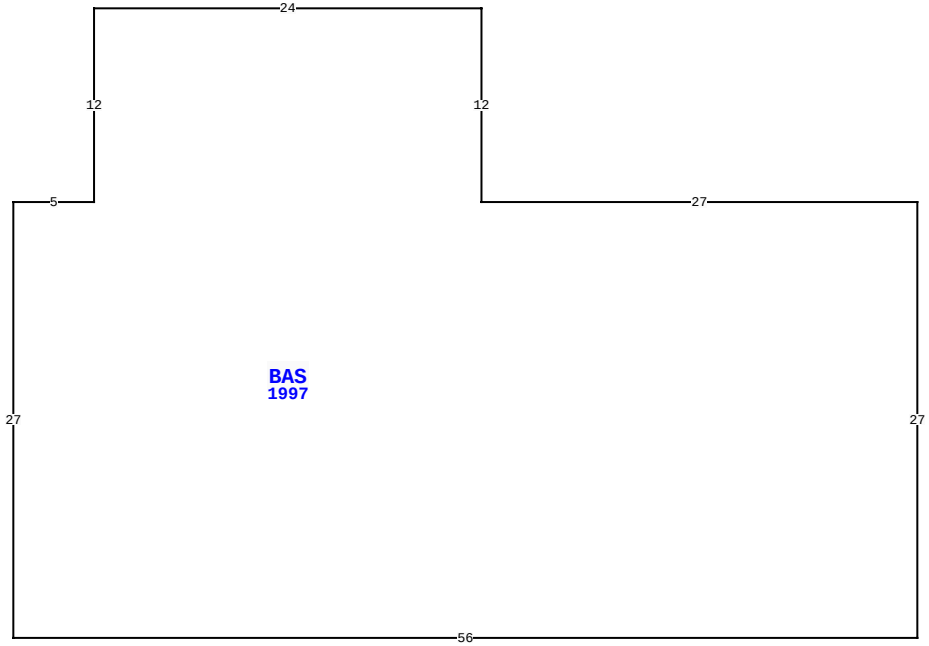
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,800	100	1997	1,800	50,630
TOTALS	1,800			1,800	50,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,800	117.2000	93.76	168,768	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1800 HX Base Yr 1998



85185 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		57,157
TOTAL MARKET OB/XF VALUE		5,843
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		148,000
SOH/AGL Deduction		84,964
ASSESSED VALUE		63,036
TOTAL EXEMPTION VALUE	HX HB	38,036
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995765	ADDITION	10,000	02/01/1999
95-01689	XFOB	2,400	02/01/1995
94-458	MH MOVE-ON	38,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/1660	3/15/2002	QC	Q	I	01	100
GRANTOR: SHINN JOHN D						
GRANTEE: SHINN LINDA H						
0819/1340	1/14/2998	WD	U	I	07	100
GRANTOR: FERGUSON BOYD E						
GRANTEE: BASS JASON & DOREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W27 N12 W24 S12 W5 S27 E56 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	1242	WD DECK A	0	100	12	27	324.00	SF	10.00	10.00	100	1995	1995	3	20	648	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0755	FSP	0	100	27	12	324.00	SF	20.00	20.00	100	1999	1999	3	20	1,296	
4	0756	FEP	0	100	21	10	210.00	SF	27.00	27.00	100	1999	1999	3	20	1,134	

LAND DESCRIPTION

TOTAL OB/XF 5,843

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

BLOCK 4 LOT 29 OR 804/381
R672691 R672692 & R672693
YULEE WOODS #2 PB 5/83 & 84

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2025

42-2N-27-4612-0004-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

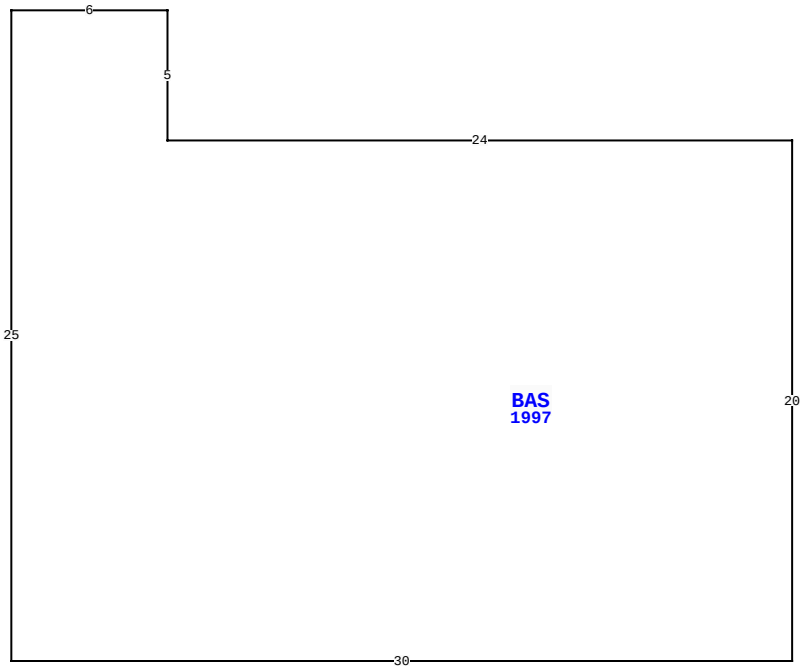
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100	1997	630	6,527
TOTALS	630			630	6,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	630	56.0000	20.72	13,054	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1998 Heated Area: 630 HX Base Yr 1998



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GRANTOR: FERGUSON BOYD E						
GRANTEE: BASS JASON & DOREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W24 N5 W6 S25 E30 N20 $.

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 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