BLOCK 4 LOT 30
YULEE WOODS #2 PB 5/83 & 84

JONES RODNEY KEITH/
85199 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4612-0004-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

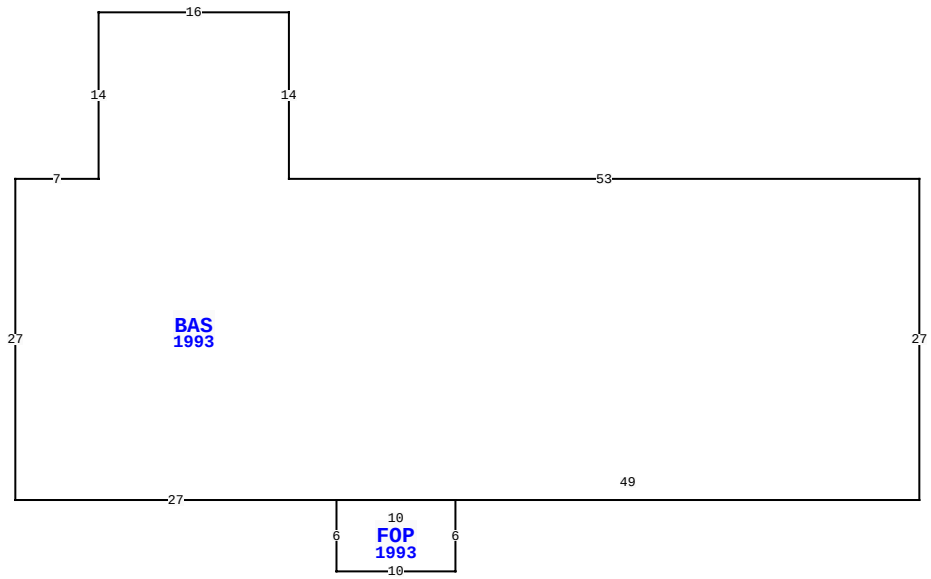
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	1993	2,276	59,649
FOP	60	30	1993	18	472
TOTALS	2,336			2,294	60,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,294	109.2000	87.36	200,404	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 2276 HX Base Yr 2022



85199 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		60,121
TOTAL MARKET OB/XF VALUE		5,284
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		150,405
SOH/AGL Deduction		43,135
ASSESSED VALUE		107,270
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,548
TOTAL JUST VALUE		150,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970595	REPAIR/RRF	2,497	04/01/1997
95-01794	XFOB	2,448	03/01/1995
6963	MH MOVE-ON	45,000	10/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2423/1123	12/21/2020	WD	Q	I	02	115,000
GRANTOR: NEVES LACINDA & BRENT						
GRANTEE: JONES RODNEY KEITH						
2043/1882	4/29/2016	SW	U	I	12	45,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NEVES LACINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W53 N14 W16 S14 W7 S27 E27 FOP=[YR=1993] S6 E10 N6 W10 $ E49 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	1987	1987	3	60	2,100	
2	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	1988	1988	3	20	120	
3	1242	WD DECK A	0	100	0	0	524.00	SF	10.00	10.00	100	1990	1990	3	20	1,048	
4	0510	GARAGE WD-	0	100	16	18	288.00	SF	35.00	35.00	100	1995	1995	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 5,284

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