BLOCK 8 LOT 28
IN OR 1991/1494
R673714 & R673715

BOWLES DAVID C
85479 THERESA RD
YULEE, FL 32097

**2025**

**42-2N-27-4613-0008-0280**

## 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 | 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 |

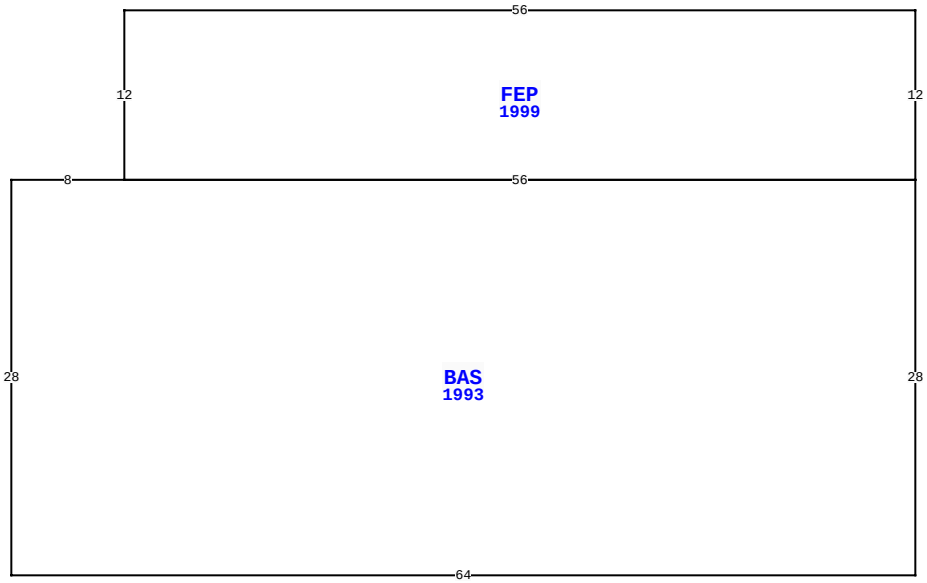
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,792 | 100 | 1993 | 1,792 | 50,577 |
| FEP | 672 | 85 | 1999 | 571 | 16,116 |
| TOTALS | 2,464 | | | 2,363 | 66,693 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,363 | 117.6000 | 94.08 | 222,311 | 1984 | 1984 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2006 Heated Area: 2363 HX Base Yr 2006




85479 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 | | 66,693 |
| TOTAL MARKET OB/XF VALUE | | 3,358 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 155,051 |
| SOH/AGL Deduction | | 92,398 |
| ASSESSED VALUE | | 62,653 |
| TOTAL EXEMPTION VALUE | HX HB DX | 42,653 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 155,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 141,824 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B98-5029 | SWIM POOL | 7,384 | 05/01/1998 |
| 8049 | MH MOVE-ON | 17,000 | 02/12/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1991/1494 | 7/16/2015 | QC | U | I | 11 | 100 |
| GRANTOR: BOWLES JOHNNIE J F/K/ | | | | | | |
| GRANTEE: BOWLES DAVID C | | | | | | |
| 0578/0636 | 9/06/1989 | WD | Q | V | | 17,500 |
| GRANTOR: SHEFFIELD WM ET AL | | | | | | |
| GRANTEE: BUTLER & BOWLES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP 1999=W56 S12 BAS=[YR=1993] W8 S28 E64 N28 W56$ E56 N12$.

## 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 | 1984 | 1984 | 3 | 54 | 1,890 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 12 | 144.00 | SF | 3.00 | 3.00 | 100 | 1995 | 1995 | 3 | 20 | 86 | |
| 3 | 0751 | UOP | 0 | 100 | 32 | 12 | 384.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 26 | 998 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 20 | 12 | 240.00 | SF | 8.00 | 8.00 | 100 | 1989 | 1989 | 3 | 20 | 384 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,358

| 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 06/15/2022 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS