BLOCK 9 LOT 1
IN OR 2159/1648
R621866 & R621867

BENNETT RITA J & EDDIE
85449 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0010

NASSAU COUNTY PROPERTY

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	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	05	Quality Level 05

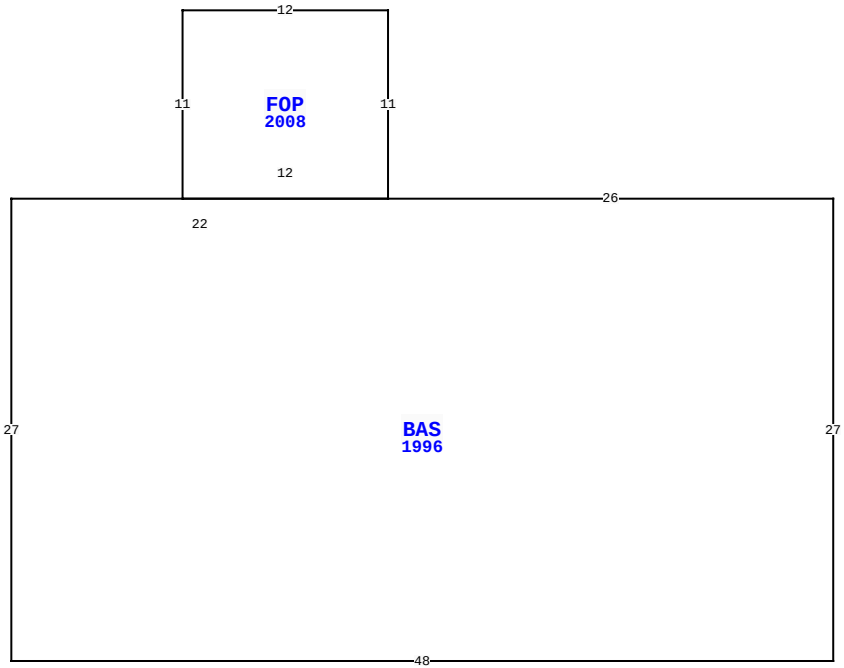
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1996	1,296	97,713
FOP	132	30	2008	40	3,016
TOTALS	1,428			1,336	100,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,336	147.8400	125.66	167,882	1996	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2018 Heated Area: 1296 HX Base Yr 2018



85449 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		100,729
TOTAL MARKET OB/XF VALUE		11,231
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		196,960
SOH/AGL Deduction		78,545
ASSESSED VALUE		118,415
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,693
TOTAL JUST VALUE		196,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985652	XFOB	4,368	12/01/1998
961438	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1648	11/22/2017	WD	Q	I	01	115,000
GRANTOR: AFFORDABLE HOMES NE F						
GRANTEE: BENNETT RITA J & ED						
2158/1051	11/17/2017	QC	U	I	11	100
GRANTOR: DAVIS MARK JR &						
GRANTEE: AFFORDABLE HOMES NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W26 FOP=[YR=2008] N11 W12 S11 E12$ W22 S27 E48 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	15	10	150.00	SF	10.00	10.00	100	2019	2019	3	82	1,230	
2	0755	FSP	0	100	16	16	256.00	SF	20.00	20.00	100	1999	1999	3	20	1,024	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1996	1996	3	20	384	
4	0351	CARPORT MT	0	100	22	22	484.00	SF	10.00	10.00	100	2024	2022		93	4,501	
5	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2024	2022		93	4,092	

LAND DESCRIPTION

TOTAL OB/XF 11,231

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 02/21/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS