BLOCK 9 LOT 30
IN OR 655 PG 346
R567719 & R567720

COOK PAUL E JR & PEGGY L
85425 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4613-0009-0300

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

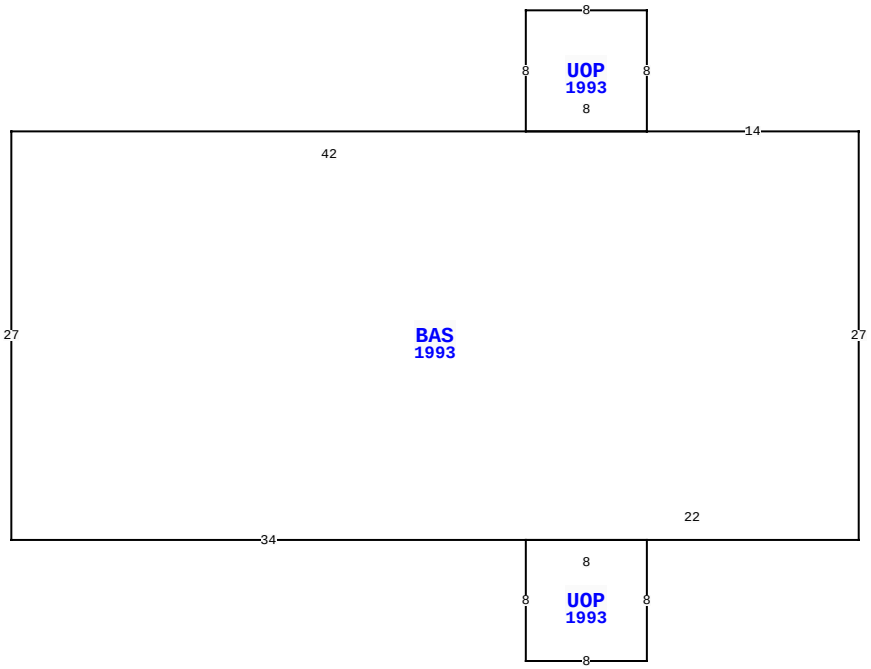
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	42,530
UOP	64	25	1993	16	450
UOP	64	25	1993	16	450
TOTALS	1,640			1,544	43,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,544	117.2000	93.76	144,765	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1512 HX Base Yr



85425 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		43,430
TOTAL MARKET OB/XF VALUE		5,189
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		133,619
SOH/AGL Deduction		82,768
ASSESSED VALUE		50,851
TOTAL EXEMPTION VALUE	HX HB	25,851
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8757	XFOB	544	03/15/1993
9039	MH MOVE-ON	34,500	09/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0655/3146	4/21/1992	WD	Q	V		15,000

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: COOK PAUL JR & PEGG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 UOP=[YR=1993] N8 W8 S8 E8$ W42 S27 E34
UOP=[YR=1993] S8 E8 N8 W8$ E22 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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1994	1994	3	20	322	
2	0510	GARAGE WD-	0	100	32	18	576.00	SF	26.25	26.25	100	1999	1999	3	26	3,931	
3	0752	USP	0	100	12	20	240.00	SF	15.00	15.00	100	1999	1999	3	26	936	

LAND DESCRIPTION

TOTAL OB/XF 5,189

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