BLOCK 10 LOT 1
YULEE WOODS #3 PB 5/239

EMERY BRIANN
85377 THERESA RD
YULEE, FL 32097

2025

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

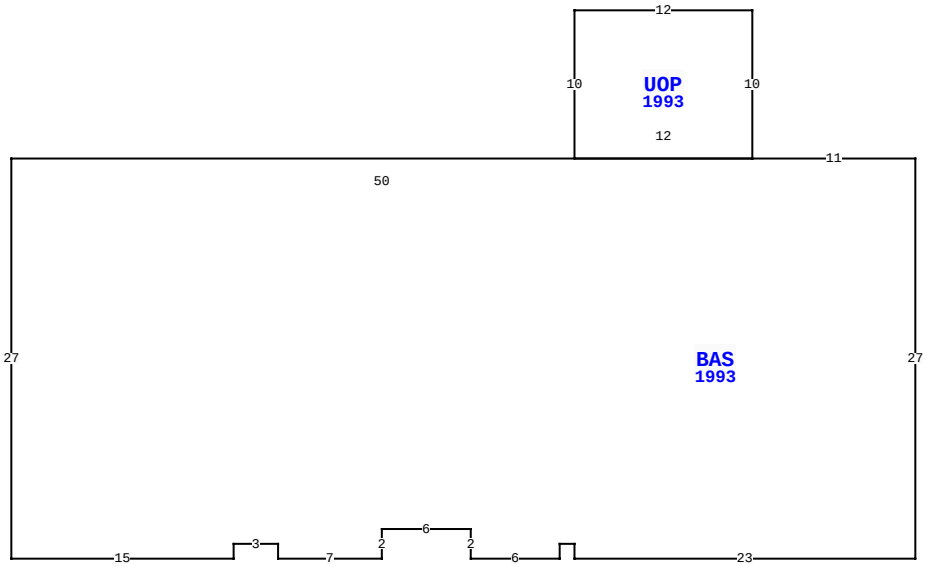
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1993	1,631	172,547
UOP	120	25	1993	30	3,174
TOTALS	1,751			1,661	175,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,661	139.2000	111.36	184,969	1992	2020	0	0	0	5.00	95.00

1 M/H 93- – 0% - 2025 Heated Area: 1631 HX Base Yr



85377 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	175,721
TOTAL MARKET OB/XF VALUE	20,939
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	281,660
SOH/AGL Deduction	0
ASSESSED VALUE	281,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,660
TOTAL JUST VALUE	281,660
NCON VALUE	129,479
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,026

R568054 & R568055
1992 HOMES OF MERIT _ PINE MANOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8847	MH MOVE-ON	41,000	03/26/1992
8143	MH MOVE-ON	14,000	04/20/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/361	1/15/2025	WD	Q	I	01	340,000
GRANTOR: TWELVE OAKS HOLDINGS						
GRANTEE: EMERY BRIANN						
2719/528	6/05/2024	WD	U	I	37	192,000
GRANTOR: OAKWOOD PROPERTY HOLD						
GRANTEE: TWELVE OAKS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=1993] N10 W12 S10 E12$ W50 S27 E15 N1 E3 S1 E7 N2 E6 S2 E6 N1 E1 S1 E23 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	0	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	
2	0811	CONCRETE B	0	0	31	28	868.00	SF	5.20	5.20	100	1993	1993	3	64	2,889	
3	0845	KOOL DECK	0	0	0	0	474.00	SF	7.25	7.25	100	1994	1994	3	83	2,852	
4	0861	POOL GUNIT	0	0	15	30	450.00	SF	85.00	85.00	100	1994	1994	3	32	12,240	
5	1242	WD DECK A	0	0	0	0	256.00	SF	10.00	10.00	100	1994	1994	3	20	512	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
7	0681	POLE SHED	0	0	27	10	270.00	SF	15.00	15.00	100	2005	2005	3	36	1,458	
8	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2005	2005	3	22	660	

LAND DESCRIPTION

TOTAL OB/XF 20,939

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/09/2025 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS