BLOCK 11 LOT 1
IN OR 1609/519
1989 SPRI DW/MH

BRUSSELL DON S
85321 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4613-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

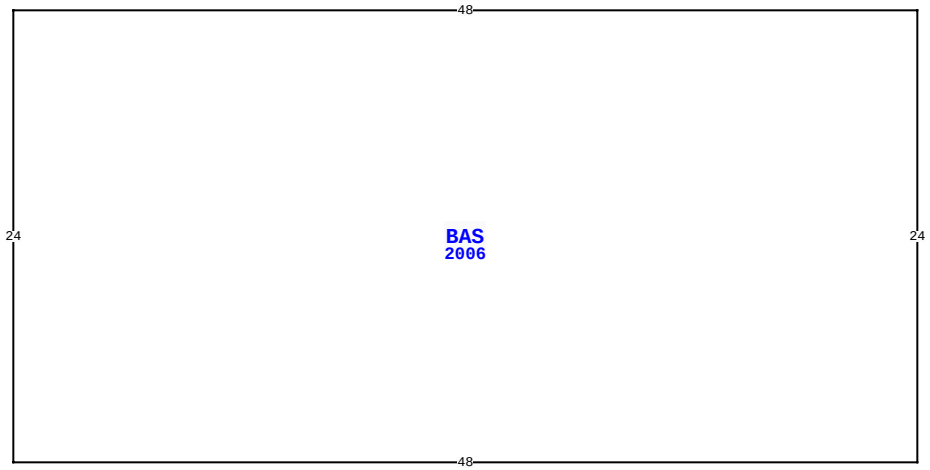
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100	2006	1,152	47,532
TOTALS	1,152			1,152	47,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	122.8000	98.24	113,172	1989	1999	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2019 Heated Area: 1152 HX Base Yr 2019



85321 THERESA RD, YULEE

BLD DATE	04/04/2007	JM	LGL DATE	
XF DATE	04/04/2007	JM	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,548
TOTAL MARKET OB/XF VALUE		14,130
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		167,678
SOH/AGL Deduction		79,006
ASSESSED VALUE		88,672
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,950
TOTAL JUST VALUE		167,678
NCON VALUE		30,947
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-013	MH MOVE-ON	11,000	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1609/0519	3/06/2009	TD	U	I	30	100
GRANTOR: SHUFFELTON DAVID B &						
GRANTEE: BRUSSELL DON S						
1516/1902	8/03/2007	QC	Q	I	01	100
GRANTOR: THORNELL GUY W						
GRANTEE: THORNELL GUY W TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S24 E48 N24$.

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	20	8	160.00	SF	10.00	10.00	100	1993	1993	3	20	320	
2	1242	WD DECK A	0	100	5	6	30.00	SF	10.00	10.00	100	1995	1995	3	20	60	
3	0810	CONCRETE A	0	100	0	0	864.00	SF	6.50	6.50	100	1995	1995	3	68	3,819	
4	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2025	2015		65	3,120	
5	0351	CARPORT MT	0	100	26	12	312.00	SF	10.00	10.00	100	2025	2020		86	2,683	
6	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2025	2020		86	4,128	

LAND DESCRIPTION

TOTAL OB/XF 14,130

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

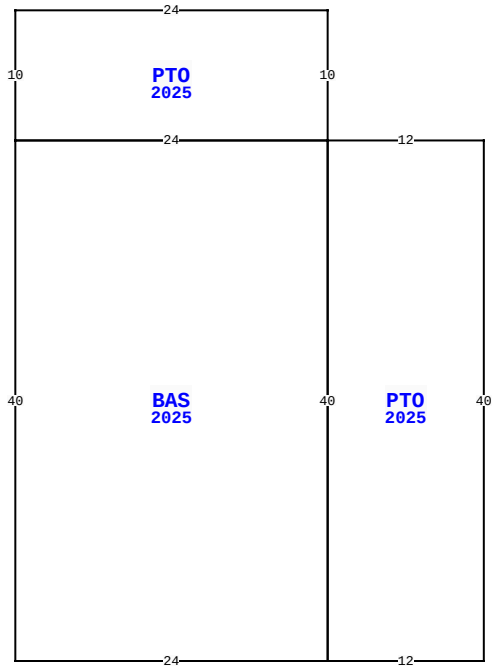
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2025	960	20,257
PTO	240	5	2025	12	253
PTO	480	5	2025	24	507
TOTALS	1,680			996	21,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	996	59.4000	21.98	21,892	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2025 Heated Area: 960 HX Base Yr 2019



85321 THERESA RD, YULEE

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1516/1902	8/03/2007	QC	Q	I	01	100
GRANTOR: THORNELL GUY W						
GRANTEE: THORNELL GUY W TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,10] E24 S40 W24 N40 $
PTO=[YR=2025;ORIG=50,10] E24 N10 W24 S10 $
PTO=[YR=2025;ORIG=74,10] E12 S40 W12 N40 $
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EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS