BLOCK 1 LOT 5
YULEE WOODS #4 PB 5/301 & 302

THIBODEAU ZACHERY D & COURTNEY M
85263 DUANE RD
YULEE, FL 32097

2025

42-2N-27-4614-0001-0050

BUILDING CHARACTERISTICS

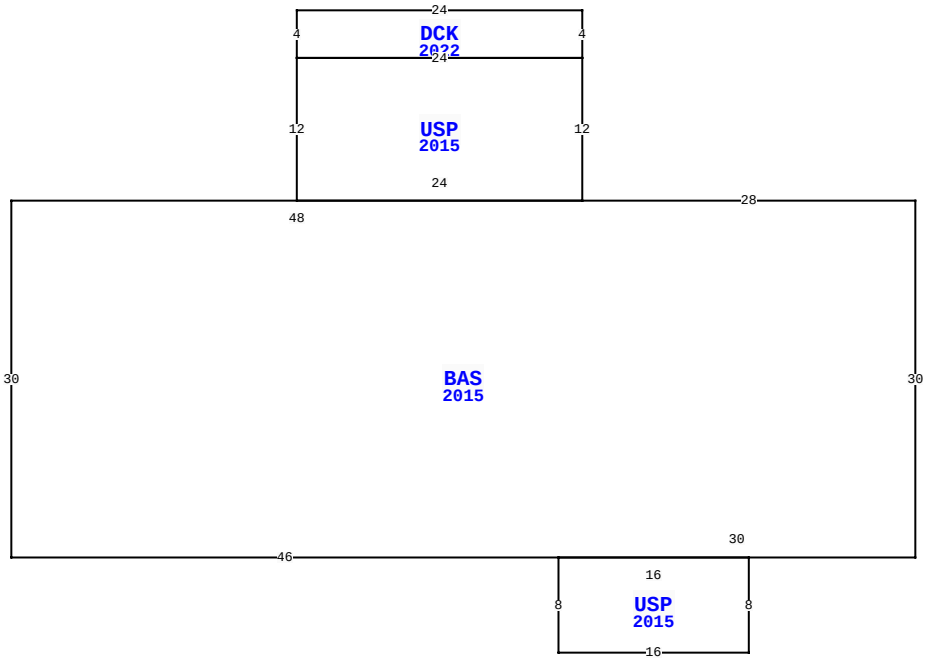
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,280	100	2015	2,280	187,382
DCK	96	15	2022	14	1,151
USP	128	50	2015	64	5,260
USP	288	50	2015	144	11,835
TOTALS	2,792			2,502	205,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,502	128.9200	109.58	274,169	2015	2015	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr



85263 DUANE RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,861
TOTAL MARKET OB/XF VALUE		28,454
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,315
SOH/AGL Deduction		0
ASSESSED VALUE		338,315
TOTAL EXEMPTION VALUE	13	338,315
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		338,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155663	CO ISSUED	0	12/17/2015
B1531080	GARAGE	44,198	09/01/2015
MH155663	MH MOVE-ON	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/1880	5/07/2024	WD	Q	I	01	390,000
GRANTOR: SHEPPERD JOYCE J L/E						
GRANTEE: THIBODEAU ZACHERY D						
2472/1754	6/22/2021	LE	U	I	11	100
GRANTOR: SHEPPERD JOYCE J						
GRANTEE: SHEPPERD TIMOTHY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 USP=[YR=2015] N12 DCK=[YR=2022] N4 W24 S4 E24$ W24 S12 E24$ W48 S30 E46 USP=[YR=2015] S8 E16 N8 W16$ E30 N30$.

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	0812	CONCRETE C	0	100	0	0	5,700.00	SF	4.00	4.00	100	2017	2017	3	96	21,888	
2	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2017	2017	3	90	6,566	

LAND DESCRIPTION

TOTAL OB/XF 28,454

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

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2025

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NASSAU COUNTY PROPERTY

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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

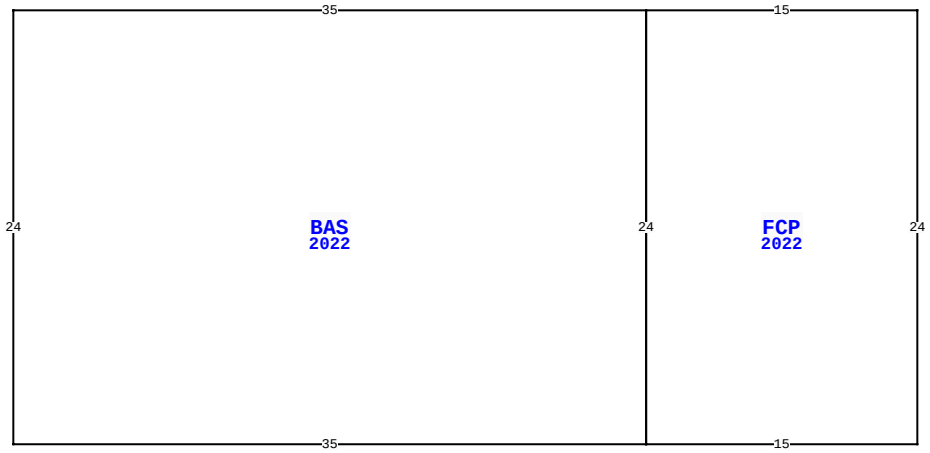
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2022	840	17,373
FCP	360	25	2022	90	1,861
TOTALS	1,200			930	19,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	62.1000	22.98	21,371	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2025 Heated Area: 840 HX Base Yr



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PREVIOUS YEAR MKT VALUE		327,361

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GRANTOR: SHEPPERD JOYCE J						
GRANTEE: SHEPPERD TIMOTHY S						

85263 DUANE RD, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W15 BAS=[YR=2022] W35 S24 E35 N24$ S24 E15 N24 $.

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 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