BLOCK 1 LOT 24
IN OR 1084/1240
R434170 & R434171

GARDNER TOBY M & SYLVIA J
85538 THERESA ROAD
YULEE, FL 32097

2025

42-2N-27-4614-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

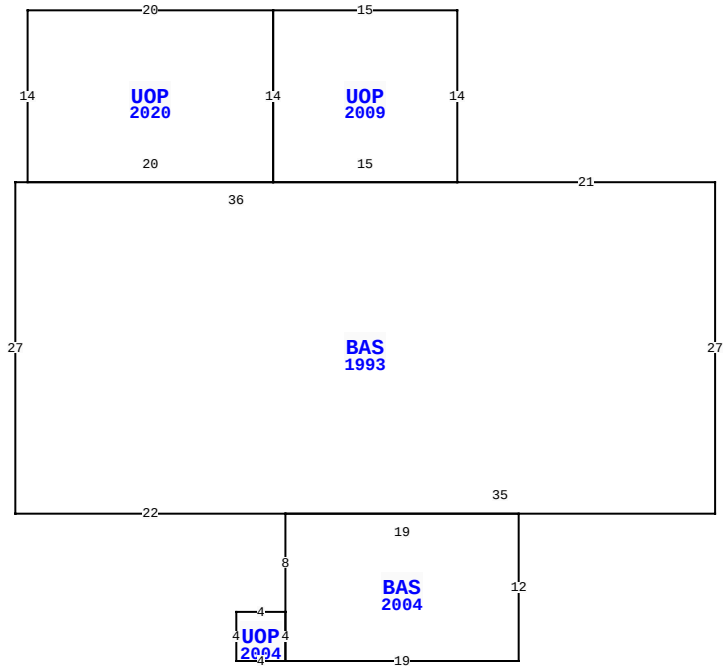
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,539	100	1993	1,539	46,392
BAS	228	100	2004	228	6,873
UOP	16	25	2004	4	121
UOP	210	25	2009	52	1,568
UOP	280	25	2020	70	2,110
TOTALS	2,273			1,893	57,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,893	125.6000	100.48	190,209	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1767 HX Base Yr 2003



85538 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		57,063
TOTAL MARKET OB/XF VALUE		9,349
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		151,412
SOH/AGL Deduction		94,563
ASSESSED VALUE		56,849
TOTAL EXEMPTION VALUE	HX HB	31,849
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		151,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23099	CARPORT	19,692	12/01/2009
8748	MH MOVE-ON	25,000	11/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1084/1240	10/02/2002	WD	Q	I	01	100
GRANTOR: GARDNER TOBY M SR						
GRANTEE: GARDNER TOBY M & SY						
0632/0553	7/30/1991	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: GARDNER TOBY M SR						

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	12	10	120.00	SF	20.10	20.10	100	1993	1993	3	20	482	
2	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	100	1995	1995	3	20	2,304	
3	0350	CARPORT WD	0	100	16	7	112.00	SF	13.00	13.00	100	1995	1995	3	20	291	
4	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	1995	1995	3	20	333	
5	0812	CONCRETE C	0	100	0	0	1,680.00	SF	4.00	4.00	100	1998	1998	3	73	4,906	
6	0351	CARPORT MT	0	100	25	20	500.00	SF	5.90	5.90	100	2009	2009	3	35	1,033	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=2009] N14 W15 UOP=[YR=2020] W20 S14 E20 N14$ S14 E15$ W36 S27 E22 BAS=[YR=2004] S8 UOP=[YR=2004] W4 S4 E4 N4$ S4 E19N12 W19$ E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,349

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 08/10/2020 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS