BLOCK 3 LOT 5 IN OR 1473/937
1984 SUNV DW/MH
YULEE WOODS #4 PB 5/301 & 302

BROWN ANGELINE F
85422 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4614-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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

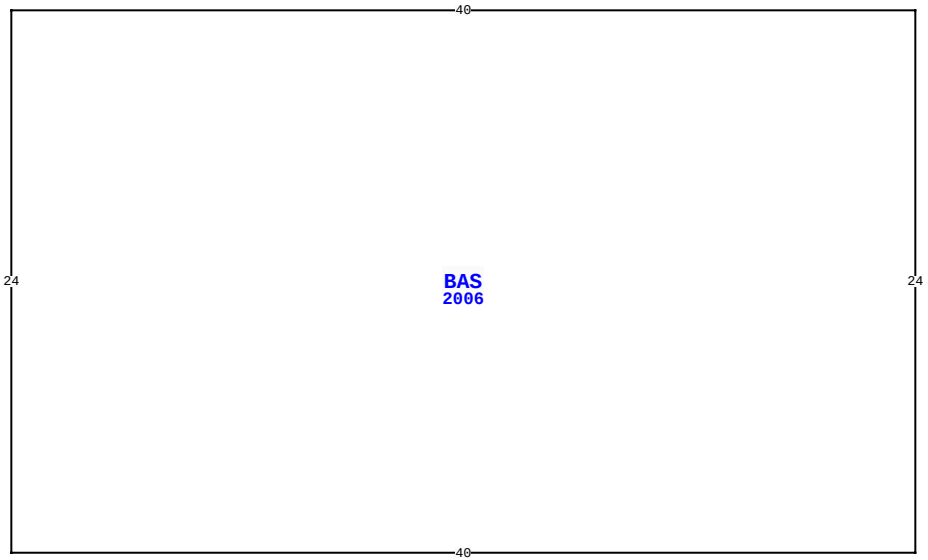
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2006	960	21,243
TOTALS	960			960	21,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	92.2000	73.76	70,810	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 960 HX Base Yr 2008



85422 THERESA RD, YULEE

BLD DATE	01/05/2007	JM	LGL DATE	
XF DATE	01/05/2007	JM	LAND DATE	01/05/2007 JM
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		21,243
TOTAL MARKET OB/XF VALUE		293
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		101,536
SOH/AGL Deduction		67,797
ASSESSED VALUE		33,739
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,739
TOTAL JUST VALUE		101,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971619	MH MOVE-ON	0	01/01/1997
9242	MH MOVE-ON	10,860	03/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/0937	1/23/2007	WD	Q	I		60,000
GRANTOR: CLAXTON KENNETH W						
GRANTEE: BROWN ANGELINE F						
1466/0639	12/19/2006	WD	U	I	11	40,000
GRANTOR: GOSS WILLIAM C						
GRANTEE: CLAXTON KENNETH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40S24E40N24$.

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	6	6	36.00	SF	10.00	10.00	100	1996	1996	3	20	72	
2	0751	UOP	0	100	8	12	96.00	SF	10.00	10.00	100	1996	1996	3	23	221	

LAND DESCRIPTION

TOTAL OB/XF 293

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	000200	C	MBL HM SUB	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS