BLOCK 3 LOT 9
1999 MERI DW/MH
YULEE WOODS #4 PB 5/301 & 302

SUMPTER LOUIS F IV &/BANINAMEH-SUMPTER ZAHRA
85370 THERESA RD
YULEE, FL 32097

2025

42-2N-27-4614-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

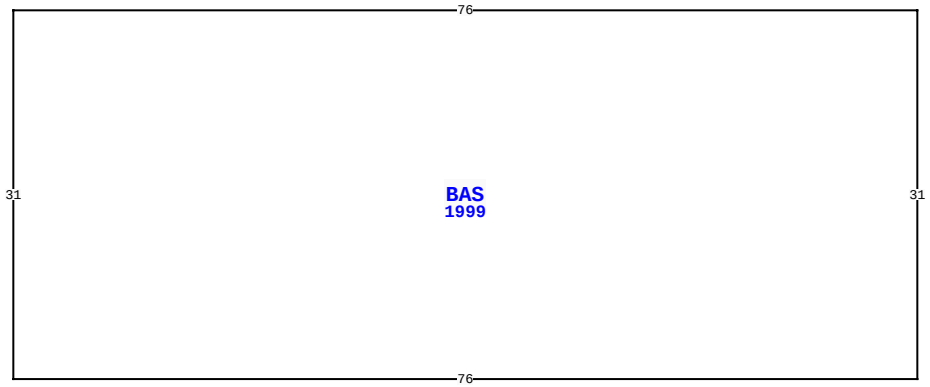
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,356	100	1999	2,356	98,913
TOTALS	2,356			2,356	98,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.6000	99.96	235,506	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2014 Heated Area: 2356 HX Base Yr 2014



85370 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		98,913
TOTAL MARKET OB/XF VALUE		290
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		184,203
SOH/AGL Deduction		96,386
ASSESSED VALUE		87,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,095
TOTAL JUST VALUE		184,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992689	MH MOVE-ON	0	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0375	4/28/2021	QC	U	I	11	100
GRANTOR: SUMPTER LOUIS F IV						
GRANTEE: SUMPTER LOUIS F IV						
1854/1478	5/03/2013	WD	U	I	30	5,800
GRANTOR: SUMPTER LOUIS F III						
GRANTEE: SUMPTER LOUIS F IV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S31 E76 N31$.

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	0	0	145.00	SF	10.00	10.00	100	1999	1999	3	20	290	

LAND DESCRIPTION

TOTAL OB/XF 290

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS