BLOCK 2 LOT 3
YULEE WOODS #2 PB 5/83 & 84

ZEIGER GARY L & TONYA K L/E/
5345 JULINGTON RIDGE CT
JACKSONVILLE, FL 32258

2026

42-2N-27-4612-0002-0030

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

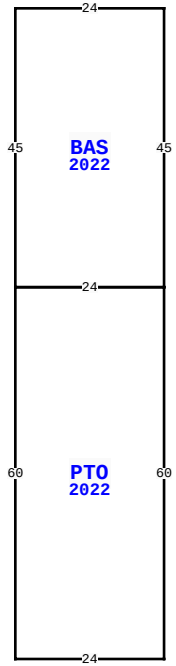
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	24,902
PTO	1,440	5	2022	72	1,660
TOTALS	2,520			1,152	26,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,152	60.9500	23.77	27,383	2022	2022	0	0	0	3.00	97.00

1 GARAGE RES 0% - 0 Heated Area: 1080 HX Base Yr



85318 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,562
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	116,562
SOH/AGL Deduction	0
ASSESSED VALUE	116,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,562
TOTAL JUST VALUE	116,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002590	GARAGE	66,107	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2817/849	9/15/2025	WD	U	I	11	100
GRANTOR: ZEIGER GARY L & TONYA						
GRANTEE: GARY AND TONYA ZEIG						
2511/0763	10/22/2021	WD	Q	V	01	75,000
GRANTOR: SCHRIEWER VOLKER & IR						
GRANTEE: ZEIGER GARY L & TON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S45 PTO=[YR=2022] S60 E24 N60 W24$ E24 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS