BLOCK 2 LOT 6
IN OR 2094/1695
YULEE WOODS #2 PB 5/83 & 84

MOORE MICHAEL G & KATHRYN A
85274 THERESA ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0060

BUILDING CHARACTERISTICS

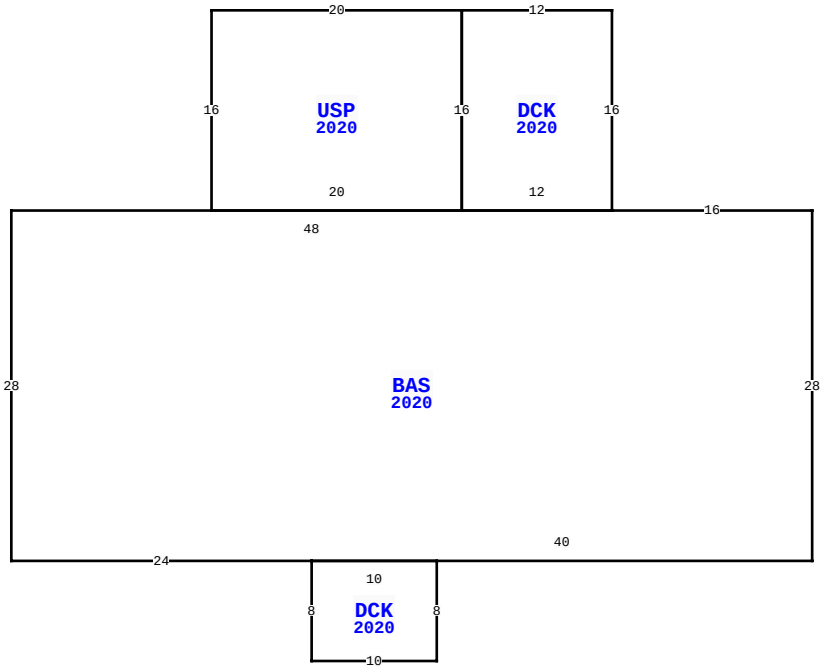
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,792	100	2020	1,792	175,189
DCK	80	15	2020	12	1,173
DCK	192	15	2020	29	2,835
USP	320	50	2020	160	15,642
TOTALS	2,384			1,993	194,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,993	116.8000	105.12	209,504	2020	2020	0	0	0	7.00	93.00

2 M/H 94+ 100% - 2021 Heated Area: 1792 HX Base Yr 2021



85274 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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		216,192
TOTAL MARKET OB/XF VALUE		4,704
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		310,896
SOH/AGL Deduction		103,406
ASSESSED VALUE		207,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,079
TOTAL JUST VALUE		310,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009750	ADDITION	23,184	10/15/2020
20005833	CO ISSUED	0	07/07/2020
20002068	MH MOVE-ON	0	04/23/2020
7734	XFOB	15,000	03/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1695	1/11/2017	SW	U	I	12	27,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: MOORE MICHAEL G & K						
2064/0728	8/10/2016	QC	U	I	11	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 DCK=[YR=2020] N16 W12 USP=[YR=2020] W20 S16 E20 N16$ S16 E12 $ W48 S28 E24 DCK=[YR=2020] S8 E10 N8 W10$E40 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	98	3,430	
2	0350	CARPORT WD	0	100	35	14	490.00	SF	13.00	13.00	100	2000	2000	3	20	1,274	

LAND DESCRIPTION

TOTAL OB/XF 4,704

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	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

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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	05	Quality Level 05

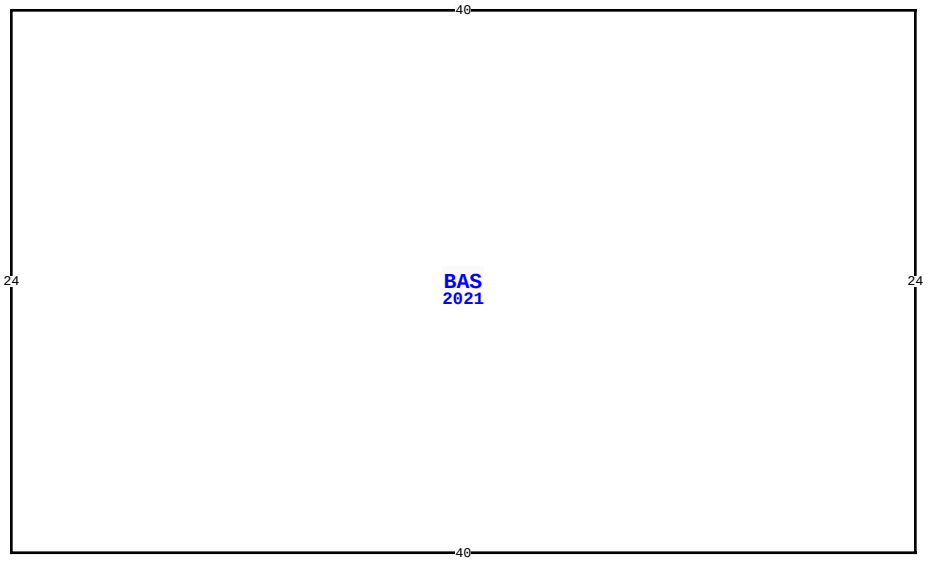
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	21,353
TOTALS	960			960	21,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	59.4000	23.17	22,243	2021	2021	0	0	0	4.00	96.00

3 GARAGE RES 100% - 2021 Heated Area: 960 HX Base Yr 2021



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85274 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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BUILDING NOTES

EXTRA FEATURES

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BUILDING DIMENSIONS

BAS=[YR=2021] W40 S24 E40 N24$.

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

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