BLOCK 2 LOT 9 R621573
YULEE WOODS #2 PB 5/83 & 84

MASSEY JAMES J/BEASTTIE MASSEY KAREN E
85238 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0090

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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	04	Quality Level 04

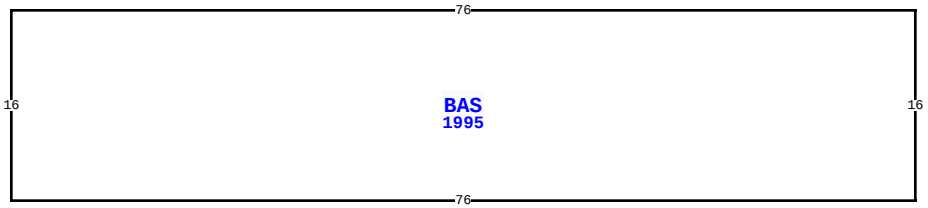
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1995	1,216	101,236
TOTALS	1,216			1,216	101,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.4800	115.63	140,606	1995	2015	0	0	0	28.00	72.00

1 M/H 94+ 0% - 2023 Heated Area: 1216 HX Base Yr



85238 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	101,236
TOTAL MARKET OB/XF VALUE	2,434
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	193,670
SOH/AGL Deduction	0
ASSESSED VALUE	193,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,670
TOTAL JUST VALUE	193,670
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 985	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1876	3/17/2022	WD	Q	I	01	235,000
GRANTOR: PBP HOMES INC						
GRANTEE: MASSEY JAMES J & KA						
2547/1872	3/15/2022	QC	U	I	11	100
GRANTOR: CHILE ALEXANDER & TAN						
GRANTEE: PBP HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

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	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	21	756	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	21	756	
3	0681	POLE SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2005	2005	3	32	922	

LAND DESCRIPTION

TOTAL OB/XF 2,434

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