BLOCK 2 LOT 15
IN OR 1613/412
R278253 & R278254

BOUGUOT ROBIN
85164 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

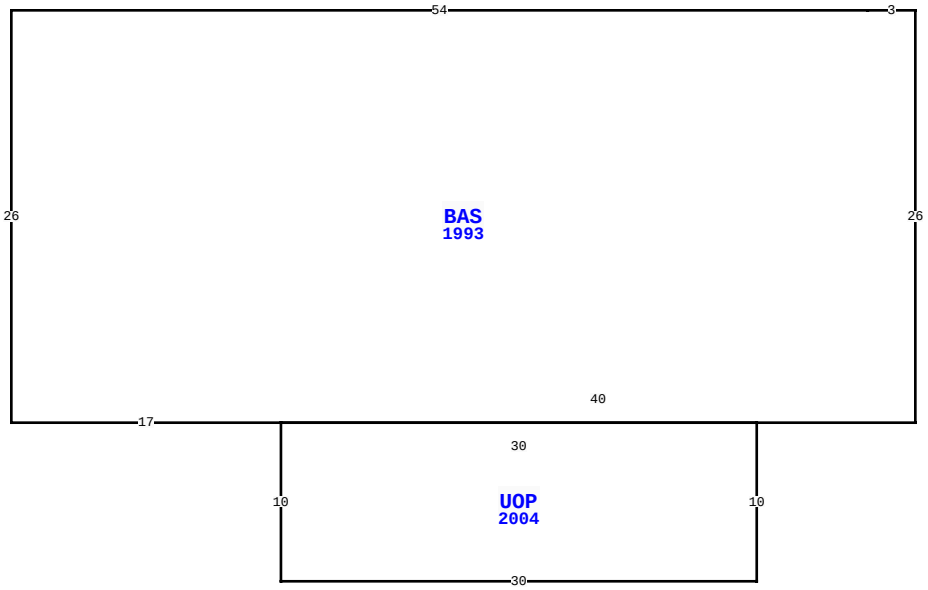
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1993	1,482	40,436
UOP	300	25	2004	75	2,046
TOTALS	1,782			1,557	42,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,557	107.0000	90.95	141,609	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 2002 Heated Area: 1482 HX Base Yr 2002



85164 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		42,483
TOTAL MARKET OB/XF VALUE		5,328
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		137,811
SOH/AGL Deduction		89,689
ASSESSED VALUE		48,122
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,122
TOTAL JUST VALUE		137,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1613/0412	9/01/2006	QC	Q	I	01	100
GRANTOR: BOUGUOT VANSON E & RO						
GRANTEE: BOUGUOT ROBIN						
0968/1422	1/30/2001	WD	Q	I	05	48,400
GRANTOR: WALLACE ART JR & BREN						
GRANTEE: BOUGUOT VANSON E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 W54 S26 E17 E40 N26 $
UOP=[YR=2004;ORIG=-40,26] S10 E30 N10 W30 $
.

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	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2024	2018		74	5,328	

LAND DESCRIPTION

TOTAL OB/XF 5,328

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	150.00	291.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 02/22/2024 BY NWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS