

DANCY JOHN/POWELL SANNDRA DENISE
85094 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0200

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

BUD8 Adjustme

30 VINYL 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 90

08 SHT VINYL 10

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

04 DIST 01 100

TOTALS

2,064

1,996

73,940

EXTRA FEATURES

L N

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 0510 GARAGE WD -

0 100

26

24

624.00

SF

35.00

35.00

100

1999

1999

3

25

5,460

2 0500 FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1998

1998

3

79

2,765

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

03/11/2024

BY

KWA

Total Acres:

0.00

Total Land Value:

90,000

Market:

0

Agricultural:

0

Common:

90,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

NORM

% COND

0800

02

1,996

117.6000

105.84

211,257

1998

1998

0

0

0

65.00

35.00

1 M/H 94+

100% - 2024

Heated Area: 1984

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/11/2026

MLU

TOTAL OB/XF

8,225

NASSAU COUNTY PROPERTY

PAGE 1 of 1

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

73,940

8,225

90,000

172,165

256

171,909

51,411

120,498

172,165

0

173,286

R673657 & R673658

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B9906217

NEW CONSTR

15,590

06/01/1999

MH982251

MH MOVE-ON

0

03/02/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VARIATION

RSN CD

SALE PRICE

2648/913

6/02/2023

WD Q

Q I

01

170,000

GRANTOR:WOODLE BRIAN & KAYLA

GRANTEE:DANCY JOHN

1910/0001

3/12/2014

QC U I 11

100

GRANTOR:WOODLE BRIAN & KAYLA

GRANTEE:WOODLE BRIAN & KAYL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W48 DCK=[YR=2006] N8 W10 S8 E10\$ W16 S31 E64 N31\$.