BLOCK 2 LOT 23
YULEE WOODS #2 PB 5/83 & 84

WILLIAMS CARRIE/WILLIAMS JAMES EMANUEL
85052 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4612-0002-0230

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 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

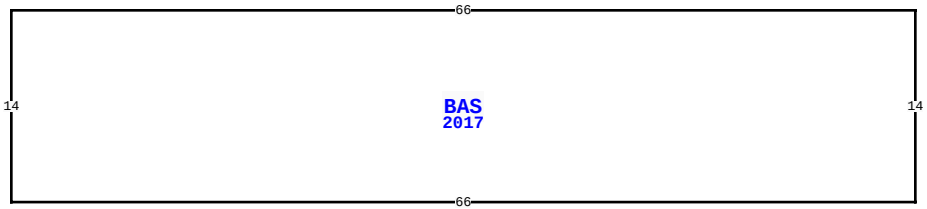
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2017	924	27,642
TOTALS	924			924	27,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	110.8000	99.72	92,141	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ 100% - 2023 Heated Area: 924 HX Base Yr 2023



85052 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		27,642
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		117,642
SOH/AGL Deduction		15,069
ASSESSED VALUE		102,573
TOTAL EXEMPTION VALUE	WX DX HX HB	61,411
BASE TAXABLE VALUE		41,162
TOTAL JUST VALUE		117,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,107

SW/MH VIN: H103633G _ TITLE: 66663987 _ EXPIRED (2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992709	MH MOVE-ON	0	06/01/1999
7657	MH MOVE-ON	13,900	01/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2878/349	6/26/2026	QC	U	I	11	100
GRANTOR: WILLIAMS CARRIE						
GRANTEE: WILLIAMS CARRIE						
0893/0475	7/30/1999	WD	Q	I		29,000
GRANTOR: HEAFNER DONALD & MARL						
GRANTEE: WILLIAMS JEREMIAH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W66 S14 E66 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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