BLOCK 4 LOT 24
YULEE WOODS #2 PB 5/83 & 84

DEDITCH ELLA L/E/
85113 THERESA ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0240

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

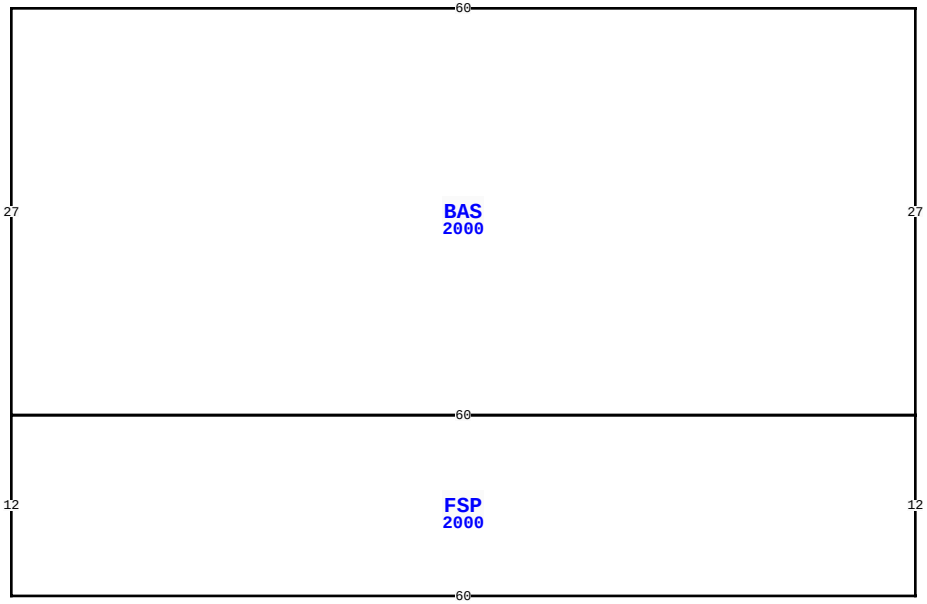
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2000	1,620	71,401
FSP	720	60	2000	432	19,040
TOTALS	2,340			2,052	90,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.6000	104.94	215,337	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 1999 Heated Area: 1620 HX Base Yr 1999



85113 THERESA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,442
TOTAL MARKET OB/XF VALUE		25,335
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		205,777
SOH/AGL Deduction		111,521
ASSESSED VALUE		94,256
TOTAL EXEMPTION VALUE	HX HB SL	94,256
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		205,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002962	MH MOVE-ON	0	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2877/1058	6/25/2026	LE	U	I	11	100
GRANTOR: DEDITCH ELLA L/E						
GRANTEE: DEDITCH JOHN JOSEPH						
0854/0625	11/02/1998	WD	U	I	07	100
GRANTOR: STRICKLAND DEREK W						
GRANTEE: DEDITCH JOSEPH & EL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S27 FSP=[YR=2000] S12 E60 N12 W60$ E60 N27$.

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	2000	2000	3	81	2,835	
2	0511	GARAGE CB-	0	100	30	25	750.00	SF	40.00	40.00	100	2000	2000	3	75	22,500	

LAND DESCRIPTION

TOTAL OB/XF 25,335

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