BLOCK 4 LOT 27
YULEE WOODS #2 PB 5/83 & 84

CREWS CHELSEA MARIE/GOLDEN GREGORY BERNARD JR
85157 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0270

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

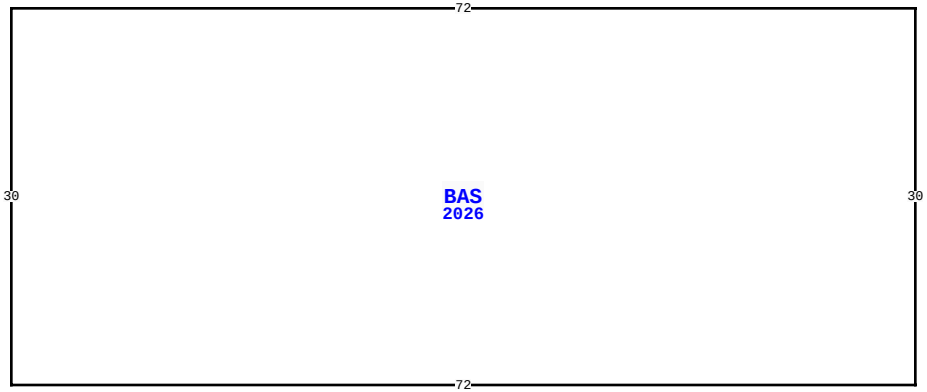
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2026	2,160	225,174
TOTALS	2,160			2,160	225,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	117.0000	105.30	227,448	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 50% - 2026 Heated Area: 2160 HX Base Yr 2026



85157 THERESA RD, YULEE

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,174
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		315,174
SOH/AGL Deduction		0
ASSESSED VALUE		315,174
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		263,763
TOTAL JUST VALUE		315,174
NCON VALUE		225,174
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250013370			12/09/2025
MH250010872	MANU REPL	0	09/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/242	9/12/2025	WD	U	I	11	100
GRANTOR: CREWS CHELSEA						
GRANTEE: CREWS CHELSEA MARIE						
2806/0203	8/04/2025	QC	U	I	11	100
GRANTOR: CREWS LINDA J						
GRANTEE: CREWS CHELSEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=28,10] E72 S30 W72 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	50	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