BLOCK 4 LOT 31 R334140
IN OR 1593/1947
YULEE WOODS #2 PB 5/83 & 84

COFFEY EVA
85227 THERESA ROAD
YULEE, FL 32097

2026

42-2N-27-4612-0004-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

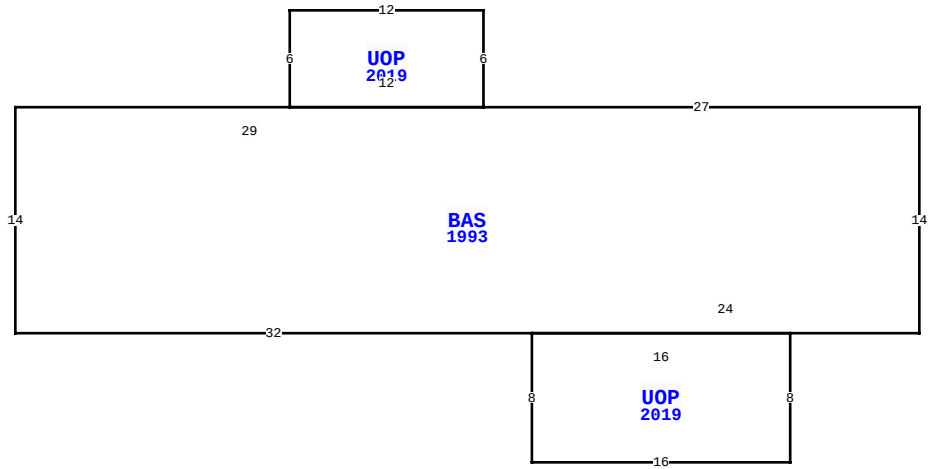
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	29,332
UOP	72	25	2019	18	673
UOP	128	25	2019	32	1,197
TOTALS	984			834	31,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	834	104.8000	89.08	74,293	1987	2000	0	0	0	58.00	42.00

1 M/H 93- 100% - 2009 Heated Area: 784 HX Base Yr 2009



85227 THERESA RD, YULEE

BLD DATE	04/15/2009 KK	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		31,203
TOTAL MARKET OB/XF VALUE		2,050
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		123,253
SOH/AGL Deduction		76,985
ASSESSED VALUE		46,268
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,268
TOTAL JUST VALUE		123,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6889	MH MOVE-ON	14,500	09/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1593/1947	11/19/2008	WD	Q	I		80,000
GRANTOR: LEWIS LAURALYN M & BE						
GRANTEE: COFFEY EVA						
1490/0674	4/05/2007	WD	Q	I		72,500
GRANTOR: KENEALY MARILYN						
GRANTEE: LEWIS LAURALYN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2019] N6 W12 S6 E12$ W29 S14 E32
UOP=[YR=2019] S8 E16 N8 W16$ E24 N14$.

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	1242	WD DECK A	0	100	5	7	35.00	SF	10.00	10.00	100	1987	1987	3	20	70	
3	0681	POLE SHED	0	100	20	18	360.00	SF	15.00	15.00	100	1990	1990	3	20	1,080	
4	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	1990	1990	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 2,050

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