BLOCK 3 LOT 13
YULEE WOODS #3 PB 5/239

CASERTA MELISSA L/E/
85123 RENIA STREET
YULEE, FL 32097

2026

42-2N-27-4613-0003-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

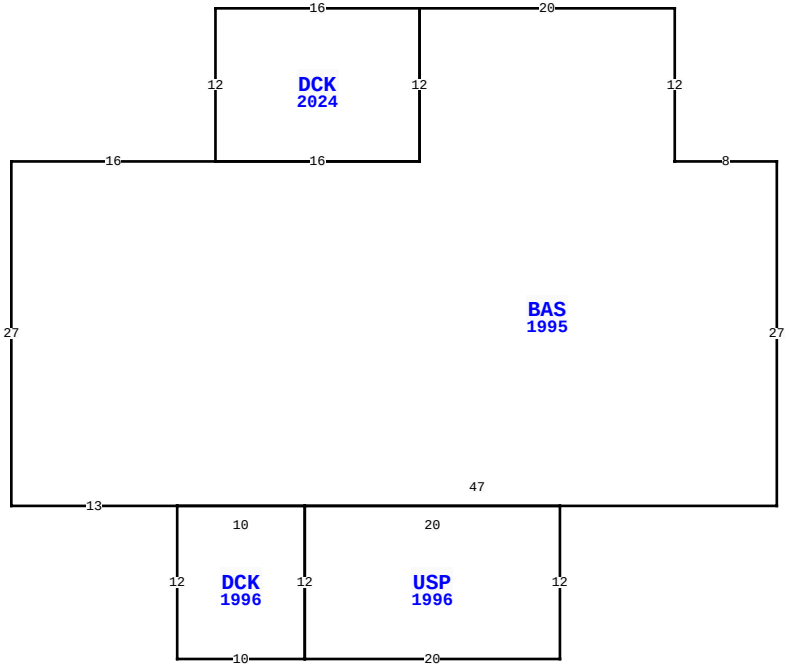
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1995	1,860	117,582
DCK	120	15	1996	18	1,138
DCK	192	15	2024	29	1,834
USP	240	50	1996	120	7,586
TOTALS	2,412			2,027	128,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,027	135.0800	121.57	246,422	1995	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2025 Heated Area: 1860 HX Base Yr 2025



85123 RENIA ST, 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	128,139
TOTAL MARKET OB/XF VALUE	2,590
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	220,729
SOH/AGL Deduction	1,629
ASSESSED VALUE	219,100
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	167,689
TOTAL JUST VALUE	220,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963348	ADDITION	2,040	10/01/1996
95-1094	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2819/733	9/29/2025	LE	U	I	11	100
GRANTOR: CASERTA MELISSA L/E						
GRANTEE: CASERTA MELISSA ITA						
2682/1045	11/27/2023	WD	Q	I	01	220,000
GRANTOR: SMITH EFFIE M & SYDNE						
GRANTEE: CASERTA MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W8 N12 W20 S12 W16 W16 S27 E13 E47 N27 $
USP=[YR=1996;ORIG=-37,39] E20 N12 W20 S12 $
DCK=[YR=1996;ORIG=-47,27] S12 E10 N12 W10 $
DCK=[YR=2024;ORIG=-28,0] W16 N12 E16 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,590

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 03/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS