BLOCK 8 LOT 28
IN OR 1991/1494
R673714 & R673715

BOWLES DAVID C
85479 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4613-0008-0280

NASSAU COUNTY PROPERTY

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	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

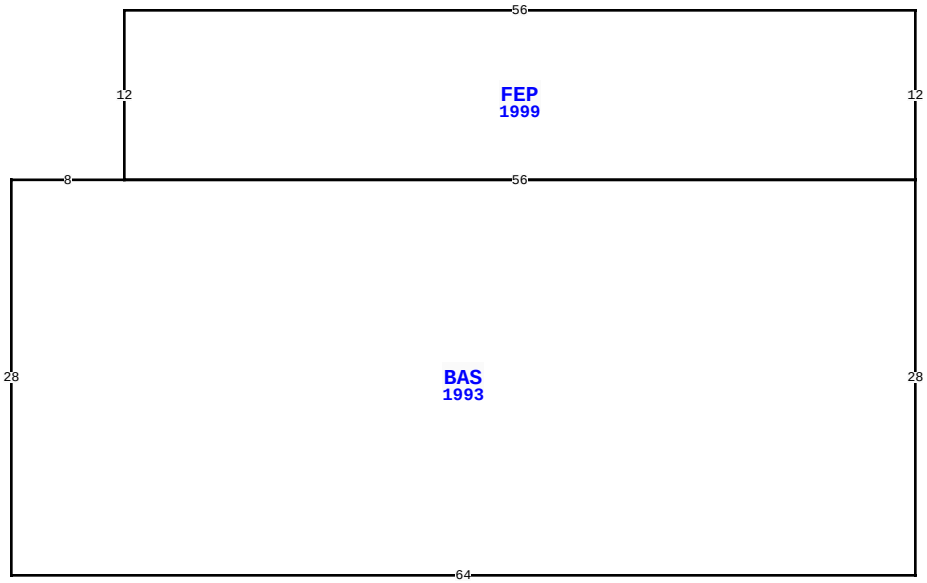
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	1993	1,792	53,738
FEP	672	85	1999	571	17,123
TOTALS	2,464			2,363	70,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,363	117.6000	99.96	236,205	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 2006 Heated Area: 2363 HX Base Yr 2006



85479 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		70,862
TOTAL MARKET OB/XF VALUE		4,107
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		164,969
SOH/AGL Deduction		100,624
ASSESSED VALUE		64,345
TOTAL EXEMPTION VALUE	HX HB DX	44,345
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		164,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B98-5029	SWIM POOL	7,384	05/01/1998
8049	MH MOVE-ON	17,000	02/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/1494	7/16/2015	QC	U	I	11	100
GRANTOR: BOWLES JOHNNIE J F/K/						
GRANTEE: BOWLES DAVID C						
0578/0636	9/06/1989	WD	Q	V		17,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: BUTLER & BOWLES						

BUILDING NOTES

BUILDING DIMENSIONS

FEP 1999=W56 S12 BAS=[YR=1993] W8 S28 E64 N28 W56$ E56 N12$.

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	1984	1984	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
3	0751	UOP	0	100	32	12	384.00	SF	10.00	10.00	100	1999	1999	3	25	960	
4	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	1989	1989	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 4,107

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