BLOCK 1 LOT 24
IN OR 1084/1240
R434170 & R434171

GARDNER SYLVIA J
PO BOX 173
YULEE, FL 32041

2026

42-2N-27-4614-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

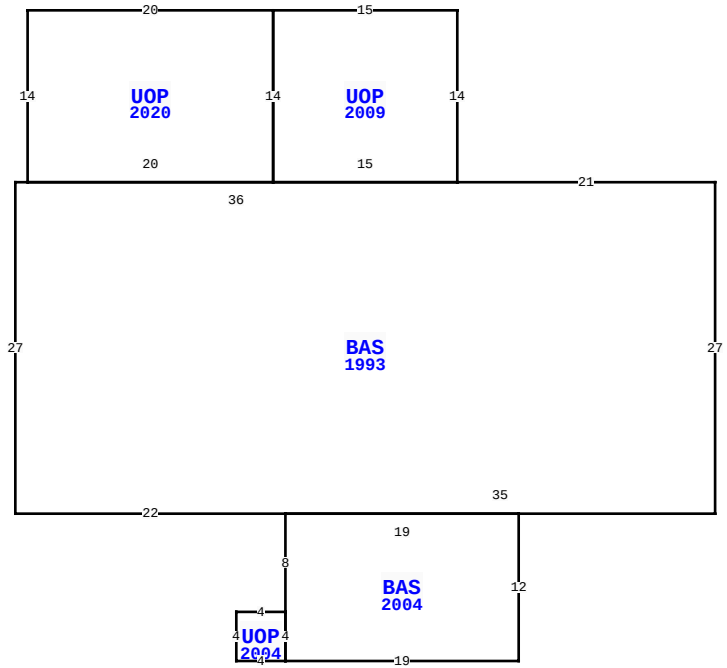
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,539	100	1993	1,539	49,291
BAS	228	100	2004	228	7,302
UOP	16	25	2004	4	128
UOP	210	25	2009	52	1,666
UOP	280	25	2020	70	2,242
TOTALS	2,273			1,893	60,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,893	125.6000	106.76	202,097	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1767 HX Base Yr 2003



85538 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		60,629
TOTAL MARKET OB/XF VALUE		5,198
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		155,827
SOH/AGL Deduction		97,443
ASSESSED VALUE		58,384
TOTAL EXEMPTION VALUE	HX HB WX	38,384
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		155,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23099	CARPORT	19,692	12/01/2009
8748	MH MOVE-ON	25,000	11/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1084/1240	10/02/2002	WD	Q	I	01	100
GRANTOR: GARDNER TOBY M SR						
GRANTEE: GARDNER TOBY M & SY						
0632/0553	7/30/1991	WD	Q	V		15,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: GARDNER TOBY M SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=2009] N14 W15 UOP=[YR=2020] W20 S14 E20 N14$ S14 E15$ W36 S27 E22 BAS=[YR=2004] S8 UOP=[YR=2004] W4 S4 E4 N4$ S4 E19N12 W19$ E35 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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1993	1993	3	20	720	
2	0940	SHEDS/PORT	0	100	16	24	384.00	SF	30.00	30.00	100	1995	1995	3	20	2,304	
3	0350	CARPORT WD	0	100	16	7	112.00	SF	13.00	13.00	100	1995	1995	3	20	291	
4	0350	CARPORT WD	0	100	16	8	128.00	SF	13.00	13.00	100	1995	1995	3	20	333	
6	0351	CARPORT MT	0	100	25	20	500.00	SF	10.00	10.00	100	2009	2009	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 5,198

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