BLOCK 3 LOT 4
2004 GENA DW/MH
YULEE WOODS #4 PB 5/301 & 302

LUKE OLAN B
85434 THERESA ROAD
YULEE, FL 32097

2026

42-2N-27-4614-0003-0040

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

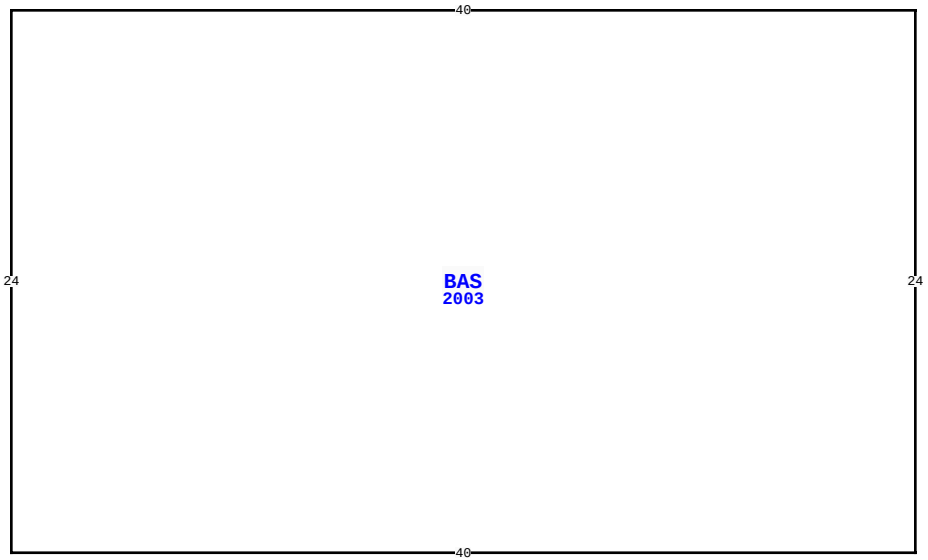
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2003	960	48,771
TOTALS	960			960	48,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	117.6000	105.84	101,606	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 2023 Heated Area: 960 HX Base Yr



85434 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	48,771
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	138,771
SOH/AGL Deduction	0
ASSESSED VALUE	138,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,771
TOTAL JUST VALUE	138,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044317	MH MOVE-ON	0	02/01/2004
E0312127	DEMOLITION	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2552/1407	2/25/2022	WD	Q	I	01	141,500
GRANTOR: GILL JERRY B						
GRANTEE: LUKE OLAN B						
2484/1573	7/23/2021	WD	Q	I	01	80,000
GRANTOR: HODGES RACHEL						
GRANTEE: GILL JERRY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 S24 E40 N24 $.

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

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	0	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