BLOCK 3 LOT 6
IN OR 1252/1190
GAFLY35A17937HH21 &

SHEPARD BELINDA GALE
85410 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4614-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

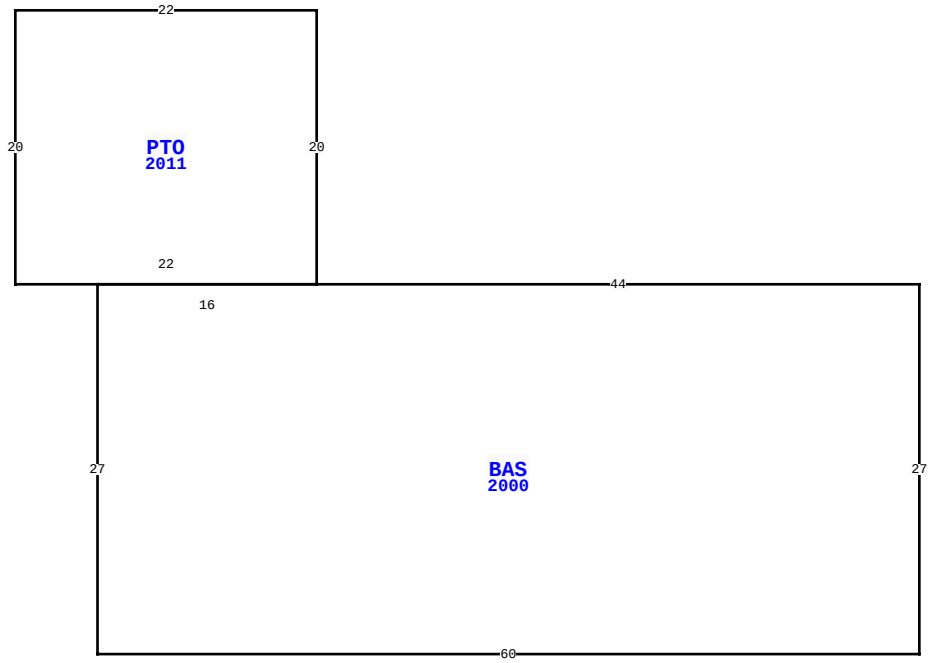
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2000	1,620	75,688
PTO	440	5	2011	22	1,028
TOTALS	2,060			1,642	76,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,642	123.6000	111.24	182,656	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2026 Heated Area: 1620 HX Base Yr 2026



85410 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		76,716
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		169,551
SOH/AGL Deduction		0
ASSESSED VALUE		169,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,140
TOTAL JUST VALUE		169,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3295	MH MOVE-ON	0	09/01/2000
93-025	MH MOVE-ON	24,000	04/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/1190	8/12/2004	WD	U	I	07	100
GRANTOR: SHEPARD BELINDA GALE						
GRANTEE: SHEPARD BELINDA GAL						
1206/0776	2/05/2004	WD	Q	I	01	100
GRANTOR: SHEPARD KIMBERLY H &						
GRANTEE: SHEPARD BELINDA GAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W44 PTO=[YR=2011] N20 W22 S20 E22$ W16 S27 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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