BLOCK 3 LOT 8
IN OR 1877/1679
R673084 & R673085

ALLEN GLENDA S FERGUSON/ALLEN DEWAYNE G
85386 THERESA RD
YULEE, FL 32097

2026

42-2N-27-4614-0003-0080

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 80
Interior Floo	08	SHT VINYL 20
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

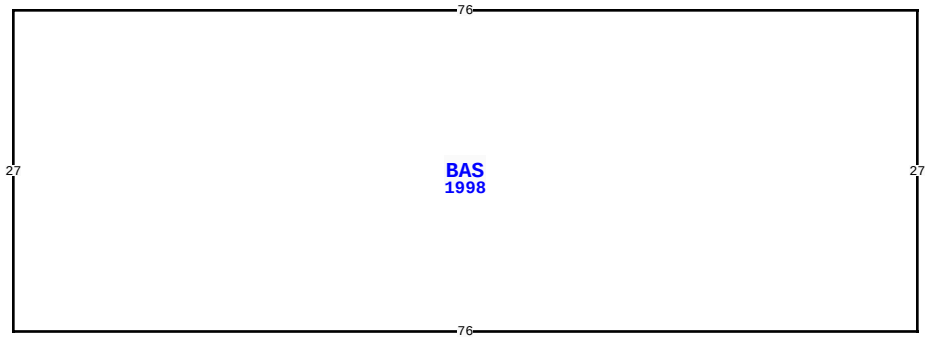
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1998	2,052	75,756
TOTALS	2,052			2,052	75,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	105.48	216,445	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2019 Heated Area: 2052 HX Base Yr 2019



85386 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		75,756
TOTAL MARKET OB/XF VALUE		6,279
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		172,035
SOH/AGL Deduction		62,728
ASSESSED VALUE		109,307
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		52,896
TOTAL JUST VALUE		172,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-798	MH MOVE-ON	0	02/01/1995
94-424	MH MOVE-ON	1,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1877/1679	9/06/2013	WD	Q	I	02	95,000
GRANTOR: JOHNS DWAYNE B						
GRANTEE: FERGUSON GLENDA S &						
0700/1353	3/17/1994	WD	Q	V		14,500
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: JOHNS DWAYNE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S27 E76 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	6	8	48.00	SF	30.00	30.00	100	1994	1994	3	20	288	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
3	0752	USP	0	100	14	24	336.00	SF	15.00	15.00	100	2013	2013	3	64	3,226	

LAND DESCRIPTION

TOTAL OB/XF 6,279

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