



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

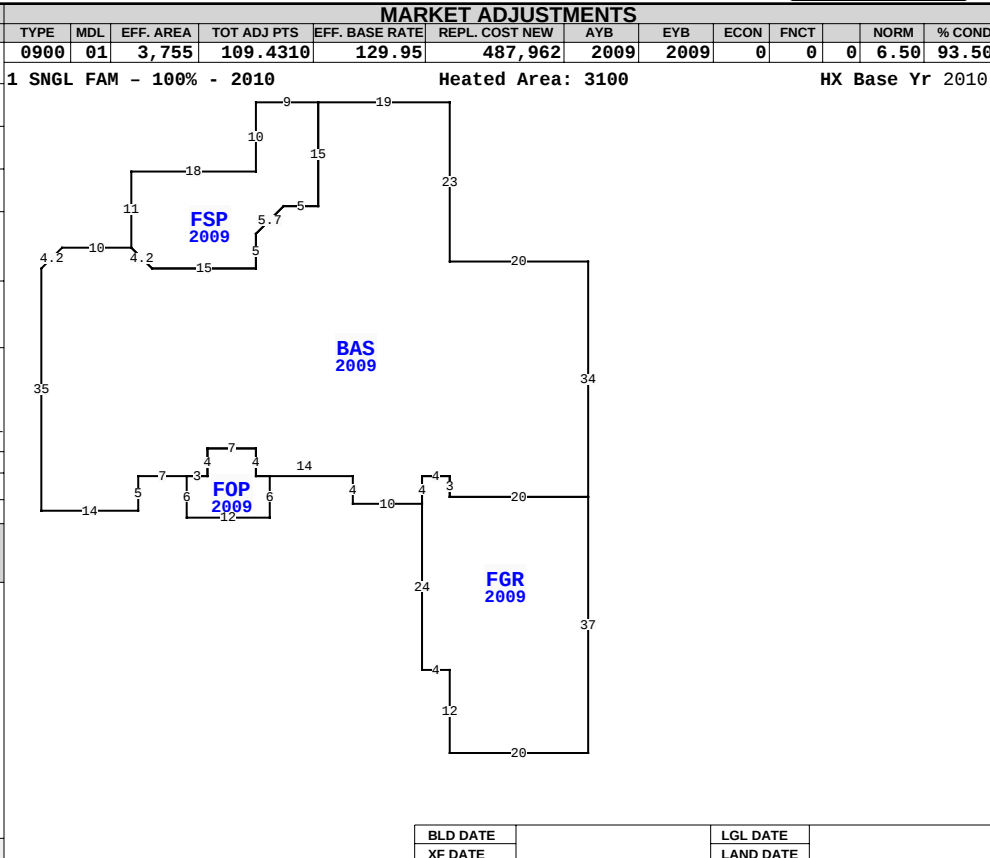
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4056.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,100	100	3,100	376,660
FGR	852	55	469	56,985
FOP	100	30	30	3,646
FSP	391	40	156	18,954

TOTALS	4,443		3,755	456,244
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0 100	24	4	964.00	SF	40.00	40.00
2	0350	CARPORT WD	0 100	16	10	160.00	SF	13.00	13.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0 100	0	0	1,635.00	SF	10.00	10.00
5	0812	CONCRETE C	0 100	0	0	1,504.00	SF	4.00	4.00
6	0810	CONCRETE A	0 100	16	6	96.00	SF	6.50	6.50
7	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50
8	0835	QUARY TILE	0 100	6	3	18.00	SF	10.00	10.00
9	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00
10	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0 100	24	4	964.00	SF	40.00	40.00
2	0350	CARPORT WD	0 100	16	10	160.00	SF	13.00	13.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0 100	0	0	1,635.00	SF	10.00	10.00
5	0812	CONCRETE C	0 100	0	0	1,504.00	SF	4.00	4.00
6	0810	CONCRETE A	0 100	16	6	96.00	SF	6.50	6.50
7	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50
8	0835	QUARY TILE	0 100	6	3	18.00	SF	10.00	10.00
9	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00
10	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0300	BOAT DCK W	0 100	24	4	964.00	SF	40.00	40.00
2	0350	CARPORT WD	0 100	16	10	160.00	SF	13.00	13.00
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0 100	0	0	1,635.00	SF	10.00	10.00
5	0812	CONCRETE C	0 100	0	0	1,504.00	SF	4.00	4.00
6	0810	CONCRETE A	0 100	16	6	96.00	SF	6.50	6.50
7	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50
8	0835	QUARY TILE	0 100	6	3	18.00	SF	10.00	10.00
9	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00
10	0812	CONCRETE C	0 100	0	0	3,600.00	SF	4.00	4.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	456,244								
TOTAL MARKET OB/XF VALUE	81,102								
TOTAL LAND VALUE - MARKET	200,000								
TOTAL MARKET VALUE	737,346								
SOH/AGL Deduction	239,066								
ASSESSED VALUE	498,280								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	448,280								
TOTAL JUST VALUE	737,346								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	588,330								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008064	SOLAR	24,000	09/02/2020
B26471	ADDITION	14,480	09/03/2012
B25510	CARPORT	10,438	01/01/2012
C22012	CO ISSUED	0	07/08/2009
M14359	MECH OTHER	0	01/01/2009
R11734	REPAIR/RRF	10,000	01/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/151	7/12/2023	WD	U	I	11	100
GRANTOR: STEVENS KENNETH & YVE						
GRANTEE: PORTER IRIVELISSE S						
1583/0486	8/29/2008	TD	Q	I		380,000
GRANTOR: ROBBINS DAVID K & VIC						
GRANTEE: STEVENS KENNETH & Y						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2009] W20 N23 W19 FSP=[YR=2009] W9 S10 W18 S11 D3 R3 E15 N5 U4 R4 E5 N15\$ S15 W5 D4 L4 S5 W15 U3 L3 W10 D3 L3 S35 E14 N5 E7 FOP=[YR=2009] S6 E12 N6 W2 N4 W7 S4 W3\$ E3 N4 E7 S4 E14 S4 E10 FGR=[YR=2009] S24 E4 S12 E20 N37 W20 N3 W4 S4\$ N4 E4 S3 E20 N34\$.									

**STEVENS KENNETH & YVETTE L/E/
86053 MEADOWFIELD BLUFFS ROAD
YULEE, FL 32097-8414**

2023

[illegible]