IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
PO BOX 971
YULEE, FL 32041-0971

2023

42-2N-27-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

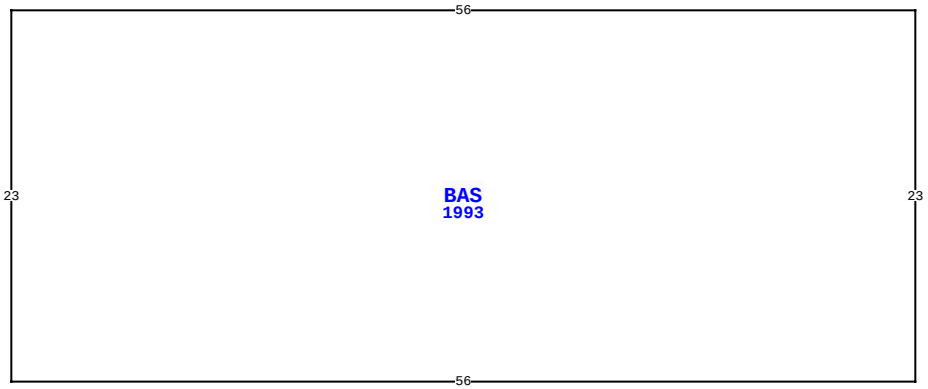
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	17,794
TOTALS	1,288		1,288	17,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	70.8400	46.05	59,312	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr



86158 OVERSTREET LN, YULEE

BLD DATE	10/20/2015 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,644
TOTAL MARKET OB/XF VALUE		4,517
TOTAL LAND VALUE - MARKET		268,875
TOTAL MARKET VALUE		342,036
SOH/AGL Deduction		229,816
ASSESSED VALUE		112,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,220
TOTAL JUST VALUE		342,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155666	CO ISSUED	0	09/23/2015
2643	H/AC	1,424	07/08/1988
4997	ADDITION	10,200	06/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1893	7/02/2020	LE	U	I	11	100
GRANTOR: LITTLES CLAUDE F JR &						
GRANTEE: BENNETT JEANIE						
0559/1184	12/29/1988	WD	U	I	10	3,700
GRANTOR: YATES JOHN W						
GRANTEE: LITTLES CLAUDE F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23$.

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
5	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1988	1988	3	20	50	
7	0751	UOP	0	100	10	31	310.00	SF	10.00	10.00	100	1990	1990	3	20	620	
8	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	100	1982	1982	3	41	2,132	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	

LAND DESCRIPTION

TOTAL OB/XF 4,517

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	000102	C	SFR/MH	100		OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	80,000.00	80,000.00	268,000							
2	009630	C	SWAMP	0			0.00	0.00	1.75	AC		1.00	1.00	1.00	500.00	500.00	875							

REVIEW DATE 04/01/2020 BY NWP Total Acres: 5.10 Total Land Value: 268,875 Market: 0 Agricultural: 0 Common: 268,875 PRINTED 08/02/2023 BY SYS

IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
PO BOX 971
YULEE, FL 32041-0971

2023

42-2N-27-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

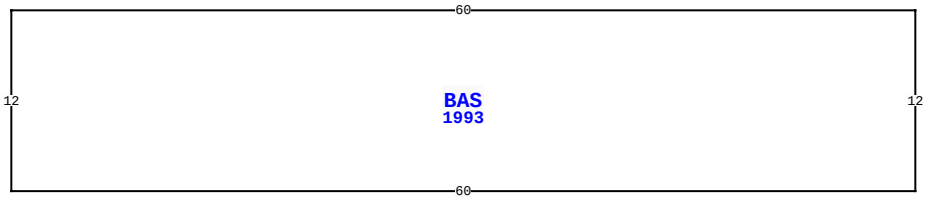
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	8,236
TOTALS	720		720	8,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	58.6600	38.13	27,454	1976	1976	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



86158 OVERSTREET LN, YULEE

BLD DATE	10/20/2015 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,644
TOTAL MARKET OB/XF VALUE		4,517
TOTAL LAND VALUE - MARKET		268,875
TOTAL MARKET VALUE		342,036
SOH/AGL Deduction		229,816
ASSESSED VALUE		112,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,220
TOTAL JUST VALUE		342,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1893	7/02/2020	LE	U	I	11	100
GRANTOR: LITTLES CLAUDE F JR &						
GRANTEE: BENNETT JEANIE						
0559/1184	12/29/1988	WD	U	I	10	3,700
GRANTOR: YATES JOHN W						
GRANTEE: LITTLES CLAUDE F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2020 BY NWP Total Acres: 5.10 Total Land Value: 268,875 Market: 0 Agricultural: 0 Common: 268,875 PRINTED 08/02/2023 BY SYS

IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
PO BOX 971
YULEE, FL 32041-0971

2023

42-2N-27-0000-0002-0140

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	13	LVT/LAMNT 100
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

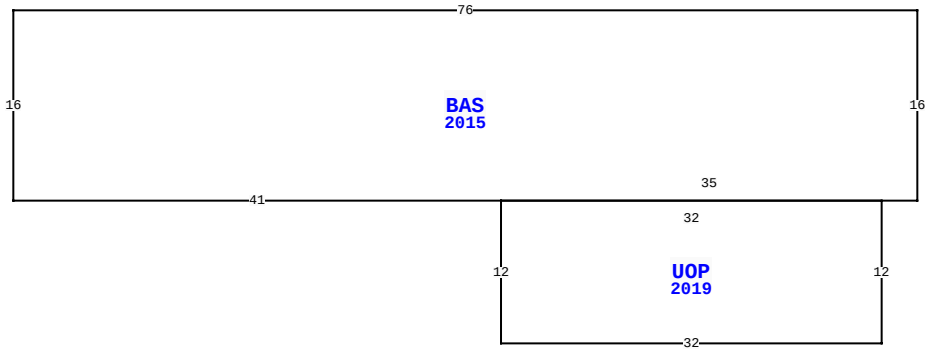
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	39,496
UOP	384	25	96	3,118
TOTALS	1,600		1,312	42,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	116.0000	81.20	106,534	1996	1996	0	0	0	60.00	40.00

4 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



86158 OVERSTREET LN, YULEE

BLD DATE	10/20/2015	KW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,644
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,220
TOTAL JUST VALUE		342,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1893	7/02/2020	LE	U	I	11	100
GRANTOR: LITTLES CLAUDE F JR &						
GRANTEE: BENNETT JEANIE						
0559/1184	12/29/1988	WD	U	I	10	3,700
GRANTOR: YATES JOHN W						
GRANTEE: LITTLES CLAUDE F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S16 E41 UOP=[YR=2019] S12 E32 N12 W32$
E35 N16$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2020 BY NWP Total Acres: 5.10 Total Land Value: 268,875 Market: 0 Agricultural: 0 Common: 268,875 PRINTED 08/02/2023 BY SYS