

LOT 3
FPL ESMT PT OR 875/1595
STEVENS LANDING SUB PB 6/116

GUINN SAMUEL JEREMY
85074 OLD STEVENS LN
YULEE, FL 32097

2023

42-2N-27-437S-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 100	0800	02	1,404	117.6000	82.32	115,577	1999	1999	0	0	0	54.00	46.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0													Heated Area: 1404										HX Base Yr													
Roof Cover	03	COMP SHNGL 100	BAS 1999																																				
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			0200MOBILE HOME																																				
MAP NUM			MKT AREA										04																										
NEIGHBORHOOD/LOC			4052.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,404	100	1,404	53,165																																			
TOTALS			1,404	1,404	53,165																																		
EXTRA FEATURES			85074 OLD STEVENS LN, YULEE																																				
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																							
1	1242	WD DECK A	0	0	10	8		80.00	SF10.00	10.00	100	1999	1999	3	20	160																							
2	0811	CONCRETE B	0	0	11	24		264.00	SF5.20	5.20	100	2000	2000	3	80	1,098																							
3	0940	SHEDS/PORT	0	0	12	12		144.00	SF20.10	20.10	100	2000	2000	3	20	579																							
4	0681	POLE SHED	0	0	7	8		56.00	SF15.00	15.00	100	2000	2000	3	29	244																							
LAND DESCRIPTION			TOTAL OB/XF 2,081																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0005		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																						
REVIEW DATE 05/17/2021 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																							