

BLOCK 4 LOT 17  
IN OR 2026/5  
R360280 & R360281

STIVERS DANIEL O & STEPHANIE T  
85025 THERESA RD  
YULEE, FL 32097

2023

42-2N-27-4612-0004-0170



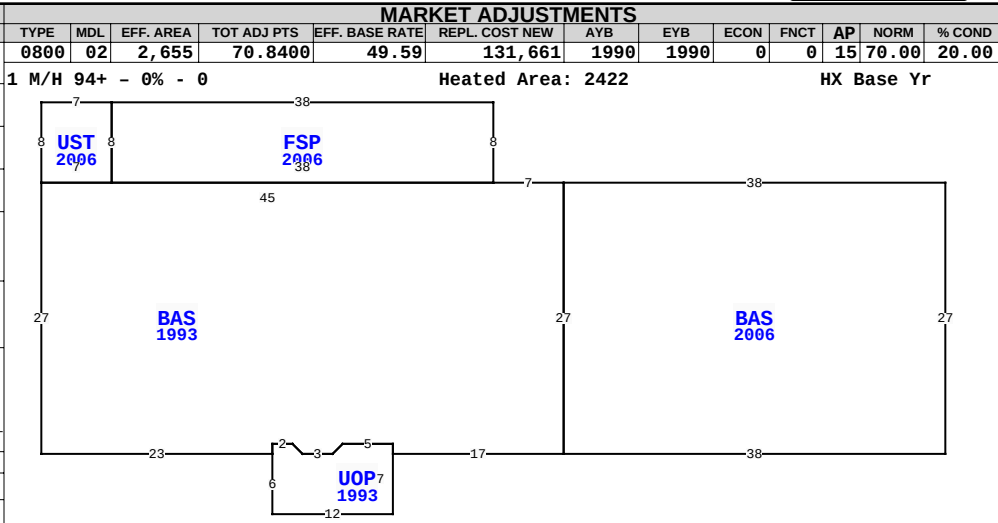
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 03 | BELOW AVG. 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0200    | MOBILE HOME      |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4048.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,396            | 100         | 1,396        | 13,846               |
| BAS       | 1,026            | 100         | 1,026        | 10,176               |
| FSP       | 304              | 60          | 182          | 1,805                |
| UOP       | 80               | 25          | 20           | 198                  |
| UST       | 56               | 55          | 31           | 307                  |
| TOTALS    | 2,862            |             | 2,655        | 26,332               |

| EXTRA FEATURES |            |             |     |     |   |    |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|----|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 0   | 0 | 0  | 1.00  | UT | 3,500.00 | 3,500.00       |       |
| 2              | 1242       | WD DECK A   | 0   | 0   | 8 | 12 | 96.00 | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |                             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----------------------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | OTHER ADJUSTMENTS AND NOTES |
| 1                | 000102   | C   | SFR/MH               | 0   |     | OR       | 0.00  | 0.00  | 1.00        | LT        |                             |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| TOTAL OB/XF |              |       |  |  |  |  |  |  |  |  |  |
|-------------|--------------|-------|--|--|--|--|--|--|--|--|--|
| 85274       | MADELINE RD, | YULEE |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |               |
|---------------------------|--|--|--|--|--|--|--|--|--|--|---------------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 4 |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  | STANDARD      |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  | Tax Dist:     |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  | 26,332        |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  | 2,642         |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  | 80,000        |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  | 108,974       |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  | 36,723        |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  | 72,251        |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  | 0             |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  | 72,251        |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  | 108,974       |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  | 0             |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |               |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  | 79,220        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |            |           |     |     |        |            |  |  |  |  |  |
|-----------------------------|------------|-----------|-----|-----|--------|------------|--|--|--|--|--|
| OFF RECORD Number           | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |  |  |  |  |
| 2026/0005                   | 1/28/2016  | WD        | Q   | I   | 01     | 59,000     |  |  |  |  |  |
| GRANTOR: BURRIS WENDY S     |            |           |     |     |        |            |  |  |  |  |  |
| GRANTEE: STIVERS DANIEL O & |            |           |     |     |        |            |  |  |  |  |  |
| 1010/0193                   | 10/01/2001 | WD        | U   | I   | 06     | 100        |  |  |  |  |  |
| GRANTOR: BURRIS R C         |            |           |     |     |        |            |  |  |  |  |  |
| GRANTEE: BURRIS WENDY S     |            |           |     |     |        |            |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W38 BAS=[YR=1993] W7 FSP=[YR=2006] N8 W38<br>UST=[YR=2006] W7 S8 E7 N8\$ S8 E38\$ W45 S27 E23 UOP=[YR=1993]<br>S6 E12 N7 W5 L1 D1 W3 U1 L1 W2 S1\$ N1 E2 R1 D1 E3 U1<br>R1 E5 S1 E17 N27\$ S27 E38 N27\$. |  |  |  |  |  |  |  |  |  |  |  |