

BLOCK 2 LOT 2
IN OR 1481/1518
1998 MERI DW/MH

LIGHTNER STACY
85144 STEPHEN ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0020



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	PAGE 1 of 1																											
Exterior Wall	05	AVERAGE 100	0800	02	1,773	117.2000	82.04	145,457	1998	1998	0	0	0	56.00	44.00	VALUATION BY																										
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2008										Heated Area: 1773										HX Base Yr 2008																			
Roof Cover	03	COMP SHNGL 100	BAS 1998																				VALUATION SUMMARY																			
Interior Wall	05	DRYWALL 100																					STANDARD																			
Interior Floo	14	CARPET 80																					Tax Group: 4										Tax Dist:									
Interior Floo	08	SHT VINYL 20																					BUILDING MARKET VALUE										64,001									
Air Condition	03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE										2,981									
Heating Type	04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET										80,000									
Bedrooms	3	100																					TOTAL MARKET VALUE										146,982									
Bathrooms	2	100																					SOH/AGL Deduction										75,015									
Frame	02	WOOD FRAME 100																					ASSESSED VALUE										71,967									
Stories	0	0 100																					TOTAL EXEMPTION VALUE										HX HB 46,967									
Units	0	0 100	BASE TAXABLE VALUE										25,000																													
Quality		03	Quality Level 03		TOTAL JUST VALUE										146,982																											
DOR CODE		0200	MOBILE HOME		NCON VALUE										0																											
MAP NUM		MKT AREA		04		INCOME VALUE																																				
NEIGHBORHOOD/LOC		4048.00		PREVIOUS YEAR MKT VALUE										109,444																												
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																		
BAS		1,773		100		1,773		64,001																																		
TOTALS		1,773		1,773		64,001																																				
EXTRA FEATURES										85144 STEPHEN RD, YULEE										BLD DATE 10/24/2019 KKA LGL DATE 10/24/2019 KKA 10/24/2019 KKA																						
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	100	0	0	80.00	SF	10.00	100	2006	2006	3	31	248																										
2	1242	WD DECK A		0	100	0	0	210.00	SF	10.00	100	2006	2006	3	31	651																										
3	1242	WD DECK A		0	100	0	0	136.00	SF	10.00	100	2006	2006	3	31	422																										
4	0504	FP-ELECTRI		0	100	0	0	1.00	UT	2,000.00	100	1998	1998	3	83	1,660																										
LAND DESCRIPTION																		TOTAL OB/XF 2,981																								
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	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																									
REVIEW DATE 10/24/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																										