BLOCK 2 LOT 3
IN OR 768 PG 1694
LOFTON BLUFF 2 PB 4/92 & 93

DEW THOMAS C & TERESA W
85176 STEPHEN ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

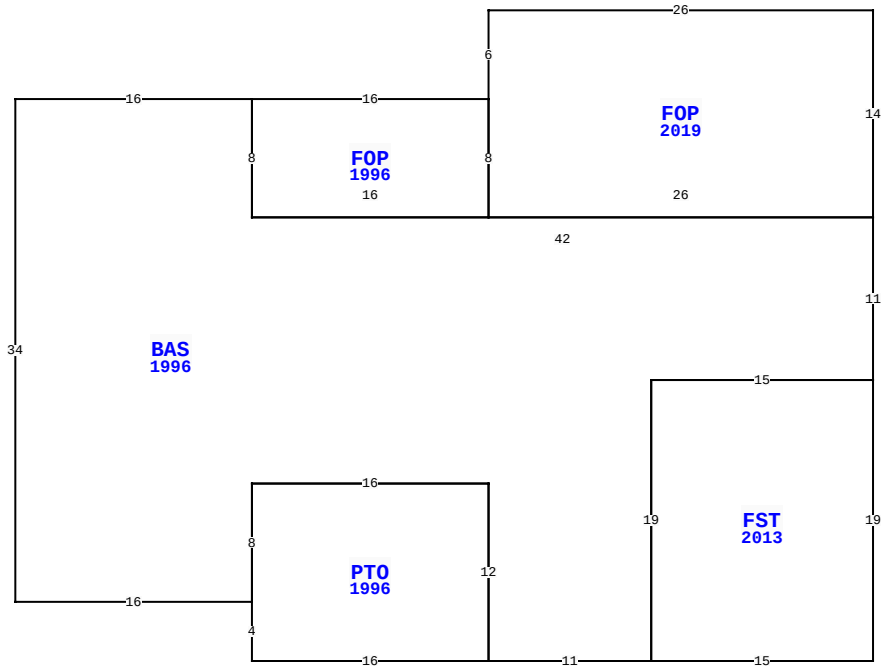
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1,327	107,111
FOP	128	30	38	3,068
FOP	364	30	109	8,798
FST	285	55	157	12,673
PTO	192	5	10	807
TOTALS	2,296		1,641	132,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	139.7400	126.12	206,963	1950	1970	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 0 Heated Area: 1327 HX Base Yr



85176 STEPHEN RD, YULEE

BLD DATE	10/31/2019	KKA	LGL DATE	
XF DATE	10/31/2019	KKA	LAND DATE	10/31/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		132,456
TOTAL MARKET OB/XF VALUE		14,572
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		227,028
SOH/AGL Deduction		118,218
ASSESSED VALUE		108,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,810
TOTAL JUST VALUE		227,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018784	FOUNDATION	600	09/01/2001
962898	HOUSEMVING	6,000	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0768/1694	8/20/1996	WD	U	I	07	100
GRANTOR: DEW THOMAS C & TERESA						
GRANTEE: DEW THOMAS C & TERE						
0660/0957	6/05/1992	WD	U	I	01	100
GRANTOR: DEW THOMAS C						
GRANTEE: DEW THOMAS & TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W26 S6 FOP=[YR=1996] W16 BAS=[YR=1996] W16 S34 E16 PTO=[YR=1996] S4 E16 N12 W16 S8$ N8 E16 S12 E11 FST=[YR=2013] E15 N19 W15 S19$ N19 E15 N11 W42 N8$ S8 E16 N8$ S8 E26 N14$.

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
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
6	0510	GARAGE WD-	0	100	30	30	900.00	SF	29.75	29.75	100	2001	2001	3	30	8,033	
7	0351	CARPORT MT	0	100	36	14	504.00	SF	5.90	5.90	100	2015	2015	3	74	2,200	
8	0351	CARPORT MT	0	100	30	11	330.00	SF	10.00	10.00	100	2010	2010	3	50	1,650	
9	0351	CARPORT MT	0	100	20	18	360.00	SF	5.90	5.90	100	2013	2013	3	65	1,381	

LAND DESCRIPTION

TOTAL OB/XF 14,572

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	000100	C	SFR	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 10/31/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS