BLOCK 2 LOT 4
IN OR 1533/371
LOFTON BLUFF 2 PB 4/92 & 93

METTS EDDIE F & SHERYL A
85232 STEPHEN ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0040

BUILDING CHARACTERISTICS

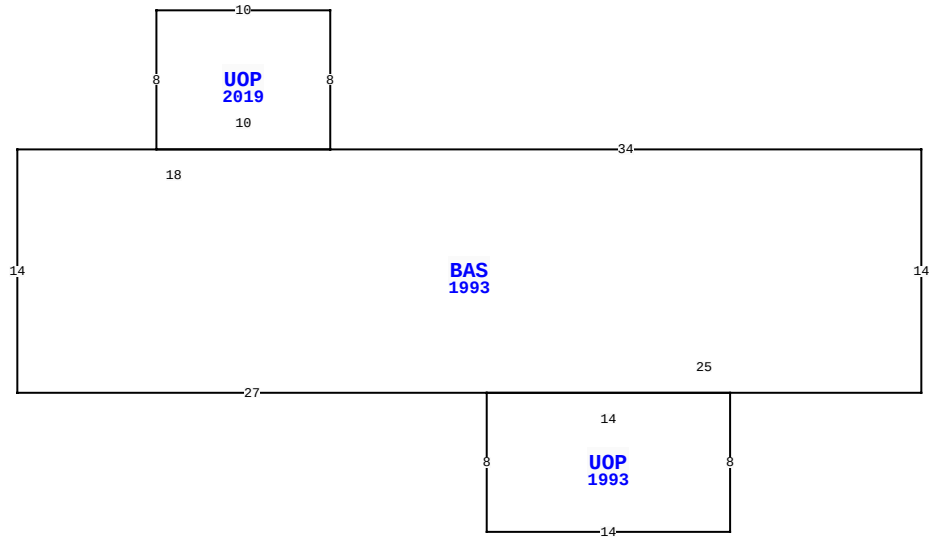
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	728	100	728	12,521
UOP	112	25	28	482
UOP	80	25	20	344
TOTALS	920		776	13,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	776	88.2000	57.33	44,488	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 728 HX Base Yr



85202 STEPHEN RD, YULEE

BLD DATE	06/14/2009	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	13,346
TOTAL MARKET OB/XF VALUE	1,853
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	95,199
SOH/AGL Deduction	37,630
ASSESSED VALUE	57,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,569
TOTAL JUST VALUE	95,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/0371	10/31/2007	QC	U	I	07	100
GRANTOR: METTS EDDIE F & SHERY						
GRANTEE: METTS EDDIE F & SHE						
0680/1620	5/14/1993	WD	U	I	10	8,500
GRANTOR: PHILIPS ELISE ETAL						
GRANTEE: METTS EDDIE & SHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UOP=[YR=2019] N8 W10 S8 E10$ W18 S14 E27
UOP=[YR=1993] S8 E14 N8 W14$ E25 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
1	0810	CONCRETE A	0	0	24	12	288.00	SF	6.50	6.50	100	2019	2019	3	99	1,853	

LAND DESCRIPTION

TOTAL OB/XF 1,853

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS