BLOCK 2 LOT 5
IN OR 667 PG 229
R583805 & R583806

METTS EDDIE & SHERYL
85232 STEPHEN ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

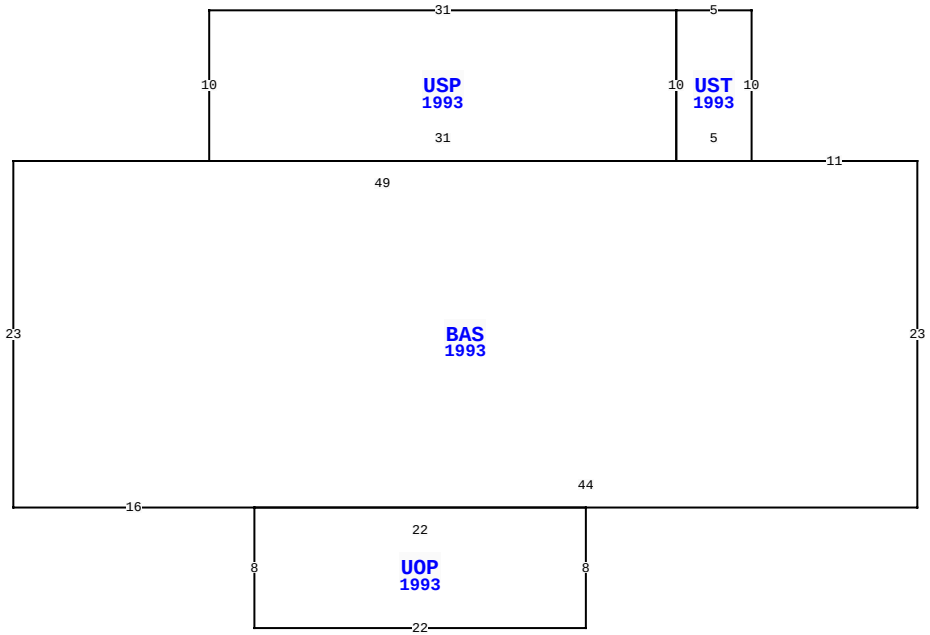
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	31,216
UOP	176	25	44	995
USP	310	50	155	3,506
UST	50	55	28	633
TOTALS	1,916		1,607	36,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,607	116.0000	75.40	121,168	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1380 HX Base Yr



85232 STEPHEN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		36,350
TOTAL MARKET OB/XF VALUE		9,754
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		126,104
SOH/AGL Deduction		79,209
ASSESSED VALUE		46,895
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,895
TOTAL JUST VALUE		126,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013476	MH MOVE-ON	0	10/01/2002
95 02105	GARAGE	12,240	07/01/1995
94-00922	XFOB	1,000	04/01/1994
9192	MH MOVE-ON	16,300	02/03/1994
7343	MH MOVE-ON	200	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/0229	9/22/1992	QC	U	V	01	100
GRANTOR: METTS EDDIE						
GRANTEE: METTS EDDIE & SHERY						
0665/1836	9/01/1992	WD	U	I	13	18,000
GRANTOR: BLOOM JACKIE & BETTY						
GRANTEE: METTS EDDIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UST=[YR=1993] N10 W5 USP=[YR=1993] W31 S10 E31 N10$ S10 E5$ W49 S23 E16 UOP=[YR=1993] S8 E22 N8 W22$ E44 N23$.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1988	1988	3	20	322	
2	0810	CONCRETE A	0	100	11	10	110.00	SF	6.50	6.50	100	1993	1993	3	68	486	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890	
5	0510	GARAGE WD-	0	100	28	30	840.00	SF	35.00	35.00	100	1995	1995	3	24	7,056	

LAND DESCRIPTION

TOTAL OB/XF 9,754

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	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 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS