BLOCK 2 LOT 8
IN OR 2002/1169
LOFTON BLUFF #2 PB 4/92 & 93

KAPPARIS NICOLE D
85316 STEPHEN RD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

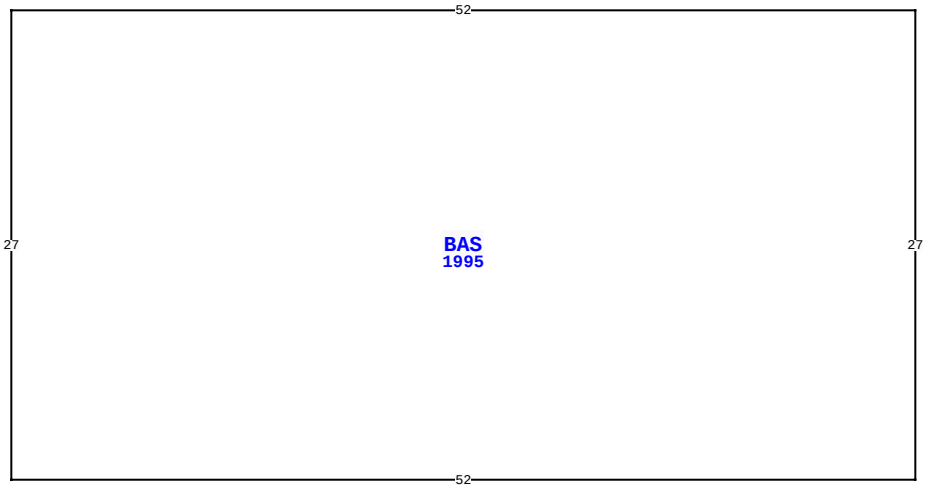
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,404	100	1,404	76,279
TOTALS	1,404		1,404	76,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	129.3600	90.55	127,132	1995	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2016 Heated Area: 1404 HX Base Yr 2016



85316 STEPHEN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,279
TOTAL MARKET OB/XF VALUE		3,917
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		160,196
SOH/AGL Deduction		74,155
ASSESSED VALUE		86,041
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		36,041
TOTAL JUST VALUE		160,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-934	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/1169	9/10/2015	WD	Q	I	01	95,000
GRANTOR: DAVIS WILLIAM S JR &						
GRANTEE: KAPPARIS NICHOLE D						
1982/0817	4/14/2015	WD	U	I	11	100
GRANTOR: DAVIS WILLIAM S JR &						
GRANTEE: DAVIS WILLIAM SHEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W52 S27 E52 N27$.

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
2	1242	WD DECK A	0	100	6	12	72.00	SF	10.00	10.00	100	1999	1999	3	20	144	
3	1242	WD DECK A	0	100	16	14	224.00	SF	10.00	10.00	100	2009	2009	3	45	1,008	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 3,917

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS