BLOCK 2 LOT 9
IN OR 814 PG 592
LOFTON BLUFF 2 PB 4/92 & 93

HEATWOLE RICHARD P/MOSLEY KIMBERLY ANNE
85346 STEPHEN ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

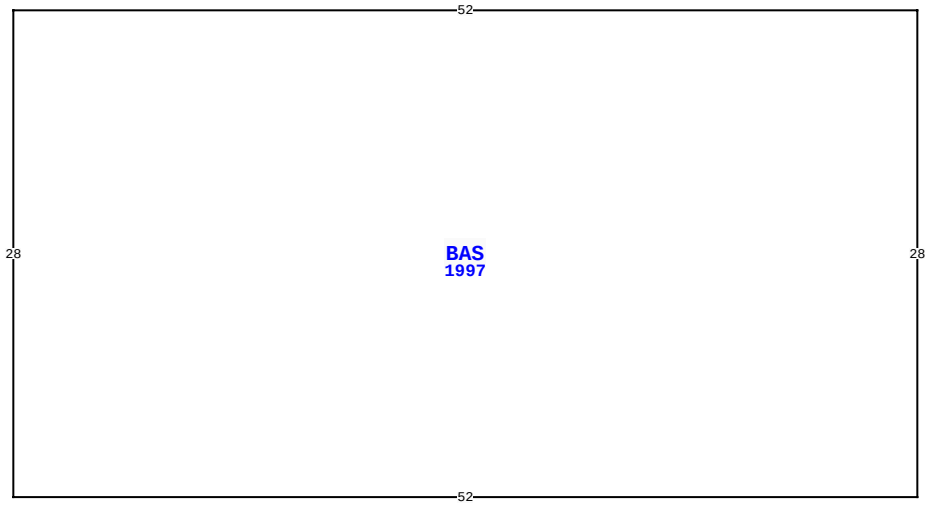
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	23,294
TOTALS	1,456		1,456	23,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	82.0400	53.33	77,648	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1456 HX Base Yr 1998



85346 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		23,294
TOTAL MARKET OB/XF VALUE		4,816
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		108,110
SOH/AGL Deduction		68,514
ASSESSED VALUE		39,596
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,596
TOTAL JUST VALUE		108,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971970	MH MOVE-ON	0	10/01/1997
E93-205	CHNGE SRVC	0	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0814/0592	11/20/1997	WD	Q	I		25,000
GRANTOR: YOUNG WILLIAM J & CHR						
GRANTEE: HEATWOLE RICHARD &						
0558/0653	12/07/1988	WD	Q	I		32,000
GRANTOR: WELLS & LANCASTER						
GRANTEE: YOUNG WM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W52 S28 E52 N28$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	20	160	
2	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	1997	1997	3	20	120	
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1998	1998	3	27	4,536	

LAND DESCRIPTION

TOTAL OB/XF 4,816

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