

BLOCK 2 LOT 10
IN OR 1096/1750
LOFTON BLUFF 2 PB 4/92 & 93

FRANKLIN W J SR
85370 STEPHEN ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0100



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	30	VINYL 100	0800	02	1,890	140.1600	98.11	185,428	2002	2002	0	0	0	48.00	52.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2003													Heated Area: 1890													HX Base Yr 2003												
Roof Cover	03	COMP SHNGL 100	27 70 27 70 BAS 2002																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
BUD8 Adjustme	04	DIST 01 100																																							
Quality			05	Quality Level 05																																					
DOR CODE			0200MOBILE 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	1,890	100	1,890	96,423																																					
TOTALS			1,890	1,890	96,423																																				
EXTRA FEATURES			85370 STEPHEN RD, YULEE																																						
L N	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																									
6	0940	SHEDS/PORT	0 100	12	28	336.00	SF	30.00	30.00	100	2002	2002	3	21	2,117																										
7	0940	SHEDS/PORT	0 100	12	28	336.00	SF	30.00	30.00	100	2002	2002	3	21	2,117																										
8	0350	CARPORT WD	0 100	28	20	560.00	SF	13.00	13.00	100	2002	2002	3	21	1,529																										
9	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	2003	2003	3	22	924																										
10	1242	WD DECK A	0 100	16	10	160.00	SF	10.00	10.00	100	2003	2003	3	22	352																										
11	1242	WD DECK A	0 100	24	12	288.00	SF	10.00	10.00	100	2003	2003	3	22	634																										
12	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	2003	2003	3	84	786																										
13	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																										
14	0510	GARAGE WD-	0 100	24	18	432.00	SF	35.00	35.00	100	2006	2006	3	48	7,258																										
15	0811	CONCRETE B	0 100	0	0	502.00	SF	5.20	5.20	100	2006	2006	3	88	2,297																										
LAND DESCRIPTION			TOTAL OB/XF 21,059																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 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																																									