BLOCK 3 LOT 7
LOFTON BLUFF #2 PB 4/92 & 93

YOUMANS DYLAN
85321 STEPHEN RD
YULEE, FL 32097

2023

43-2N-27-4621-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

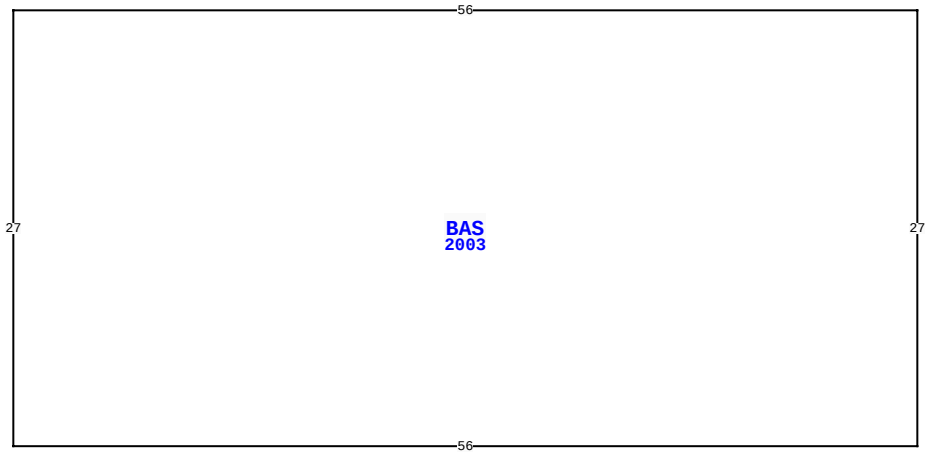
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,512	100	1,512	132,787
TOTALS	1,512		1,512	132,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	147.6000	103.32	156,220	2003	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



85321 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	132,787
TOTAL MARKET OB/XF VALUE	3,552
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	216,339
SOH/AGL Deduction	36,186
ASSESSED VALUE	180,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,153
TOTAL JUST VALUE	216,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034188	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0715	3/16/2021	WD	Q	I	01	195,000
GRANTOR: STEPHEN FAMILY LAND T						
GRANTEE: YOUMANS DYLAN						
2338/0177	2/06/2020	SW	U	I	12	115,000
GRANTOR: EVERBANK						
GRANTEE: STEPHEN FAMILY LAND						

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	0	32	10	320.00	SF	10.00	10.00	100	2003	2003	3	22	704	
2	0810	CONCRETE A	0	0	16	8	128.00	SF	6.50	6.50	100	2003	2003	3	84	699	
5	1242	WD DECK A	0	0	0	0	698.00	SF	10.00	10.00	100	2005	2005	3	27	1,885	
6	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	2005	2005	3	44	264	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,552

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 05/19/2017 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS