

IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
86158 OVERSTREET LN
YULEE, FL 32097

2024

42-2N-27-0000-0002-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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

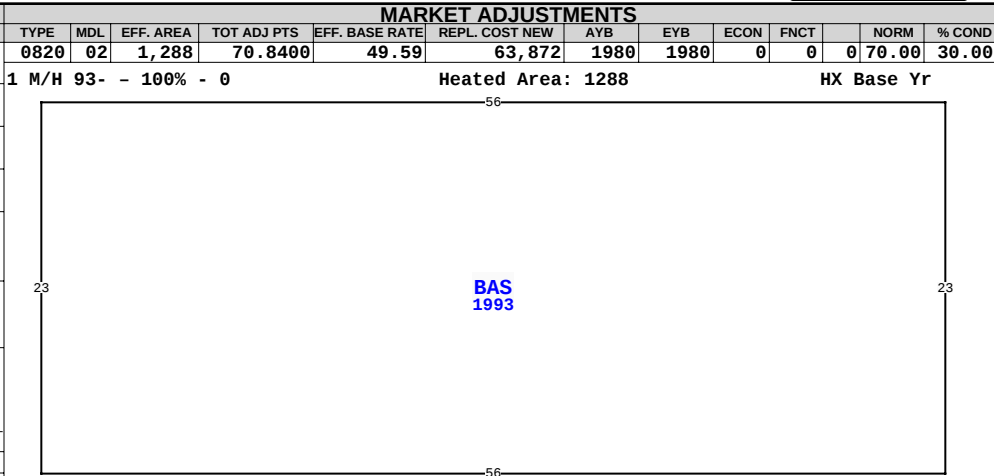
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	19,162
TOTALS	1,288		1,288	19,162

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	5	5	25.00	SF	10.00
2	0751	UOP	0	100	10	31	310.00	SF	10.00
3	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	3.35
2	009630	C	SWAMP	100		OR	0.00	0.00	1.75

REVIEW DATE 04/01/2020 BY NWP



86158 OVERSTREET LN, YULEE	BLD DATE 10/20/2015	KW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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
1	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1988	1988	3	20	50	
2	0751	UOP	0	100	10	31	310.00	SF	10.00	10.00	100	1990	1990	3	20	620	
3	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	100	1982	1982	3	38	1,976	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

TOTAL OB/XF														4,274		
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				
	OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	80,000.00	80,000.00	268,000				
	OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	500.00	500.00	875				

Total Acres: 5.10 Total Land Value: 268,875 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				67,981	
TOTAL MARKET OB/XF VALUE				4,274	
TOTAL LAND VALUE - MARKET				268,875	
TOTAL MARKET VALUE				341,130	
SOH/AGL Deduction				225,152	
ASSESSED VALUE				115,978	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				65,978	
TOTAL JUST VALUE				341,130	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				342,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155666	CO ISSUED	0	09/23/2015
2643	H/AC	1,424	07/08/1988
4997	ADDITION	10,200	06/27/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2374/1893	7/02/2020	LE	U	I	11	100	
GRANTOR: LITTLES CLAUDE F JR &							
GRANTEE: BENNETT JEANIE							
0559/1184	12/29/1988	WD	U	I	10	3,700	
GRANTOR: YATES JOHN W							
GRANTEE: LITTLES CLAUDE F JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W56 S23 E56 N23\$.									

Common: 268,875 PRINTED 08/06/2024 BY SYS

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[illegible]

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