

LOT 2
IN OR 1869/1692
2000 SKYLINE DWMH

MCINTURFF EDMOND & DEBRA KAY
85071 OLD STEVENS LANE
YULEE, FL 32097

2024

42-2N-27-437S-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	08	SHT VINYL 40
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

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	68,856
BAS	405	100	405	18,444
FSP	120	60	72	3,279
UOP	42	25	10	455
UOP	128	25	32	1,457

TOTALS	2,207		2,031	92,492
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,394.00	SF	4.00	
3	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	

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		RM	0.00	0.00	1.00

REVIEW DATE	04/01/2021	BY	NWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,031	132.0000	99.00	201,069	2000	2000		0	0	0 54.00	46.00	
1 M/H 94+ - 100% - 2016 Heated Area: 1917 HX Base Yr 2016													

85071 OLD STEVENS LN, YULEE	BLD DATE	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0812	CONCRETE C	0 100	0	0	2,394.00	SF	4.00	4.00	100	2007	2007	3	88	8,427	
3	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	2013	2013	3	71	14,910	

TOTAL OB/XF															
26,277															

Total Acres: 0.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		92,492	
TOTAL MARKET OB/XF VALUE		26,277	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		198,769	
SOH/AGL Deduction		76,879	
ASSESSED VALUE		121,890	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		71,890	
TOTAL JUST VALUE		198,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,327	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327950	GARAGE	24,372	11/01/2013
B22897	DEMOLITION	75	09/01/2009
R10283	REPAIR/RRF	0	04/01/2007
B18660	ADDITION	18,000	10/31/2006
B18660	ADDITION	18,000	10/01/2006
MH003026	MH MOVE-ON	0	03/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1869/1692	7/25/2013	WD	Q	I	02	129,900	
GRANTOR: ROBINSON KYLE N & TAR							
GRANTEE: MULLINS CIARA E ETA							
1670/1662	7/02/2009	WD	U	I	11	100	
GRANTOR: MARSH RUSSELL & AMY							
GRANTEE: ROBINSON KYLE N & T							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2004] W40 UOP=[YR=2009] N8 W16 FSP=[YR=2009] W15 S8 BAS=[YR=2007] S27 E15 N27 W15\$ E15 N8\$ S8 E16\$ W16 S27 E19 UOP=[YR=2005] S6 E7 N6 W7\$ E37 N27\$.															