LOT 3
FPL ESMT PT OR 875/1595
STEVENS LANDING SUB PB 6/116

GUINN SAMUEL JEREMY
85074 OLD STEVENS LN
YULEE, FL 32097

2024

42-2N-27-437S-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

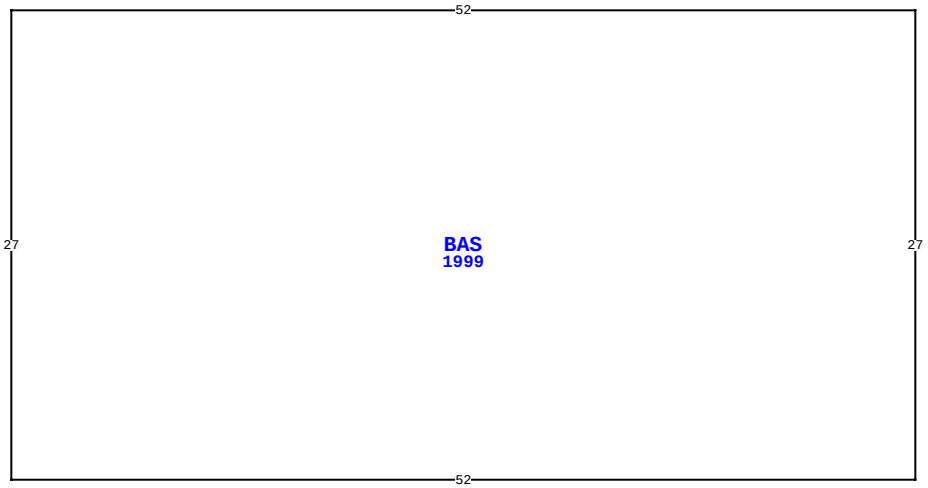
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	54,487
TOTALS	1,404		1,404	54,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	117.6000	88.20	123,833	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2024 Heated Area: 1404 HX Base Yr 2024



85074 OLD STEVENS LN, YULEE

BLD DATE	05/28/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,487
TOTAL MARKET OB/XF VALUE		2,059
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		106,546
SOH/AGL Deduction		0
ASSESSED VALUE		106,546
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,546
TOTAL JUST VALUE		106,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992627	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/508	5/16/2023	WD	U	I	30	185,000
GRANTOR: GUINN JOHN						
GRANTEE: GUINN SAMUEL JEREMY						
1693/1245	8/06/2010	WD	U	I	11	40,600
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GUINN JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S27 E52 N27$.

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	1999	1999	3	20	160	
2	0811	CONCRETE B	0	100	11	24	264.00	SF	5.20	5.20	100	2000	2000	3	79	1,085	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2000	2000	3	20	579	
4	0681	POLE SHED	0	100	7	8	56.00	SF	15.00	15.00	100	2000	2000	3	28	235	

LAND DESCRIPTION

TOTAL OB/XF 2,059

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	0005	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS