LOT 5
FPL ESMT PT OR 875/1595
STEVENS LANDING SUB PB 6/116

MCDUFFIE RENTALS LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2024

42-2N-27-437S-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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

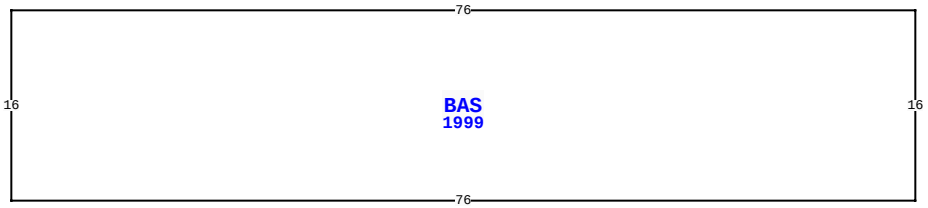
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	47,190
TOTALS	1,216		1,216	47,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.6000	88.20	107,251	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



85030 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	47,190
TOTAL MARKET OB/XF VALUE	1,016
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	98,206
SOH/AGL Deduction	0
ASSESSED VALUE	98,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,206
TOTAL JUST VALUE	98,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992813	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2600/1776	11/03/2022	WD	Q	I	01	140,000
GRANTOR: ROCK LANDING LLC						
GRANTEE: MCDUFFIE RENTALS LL						
1985/1883	6/11/2015	WD	Q	I	01	69,900
GRANTOR: SMITH MARK A						
GRANTEE: ROCK LANDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E76 N16$.

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	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
2	1242	WD DECK A	0	0	6	14	84.00	SF	10.00	10.00	100	2000	2000	3	20	168	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 1,016

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

REVIEW DATE 03/11/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS