BLOCK 4 LOT 17
IN OR 2026/5
R360280 & R360281

STIVERS DANIEL O & STEPHANIE T
85025 THERESA RD
YULEE, FL 32097

2024

42-2N-27-4612-0004-0170

NASSAU COUNTY PROPERTY

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	05	DRYWALL 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

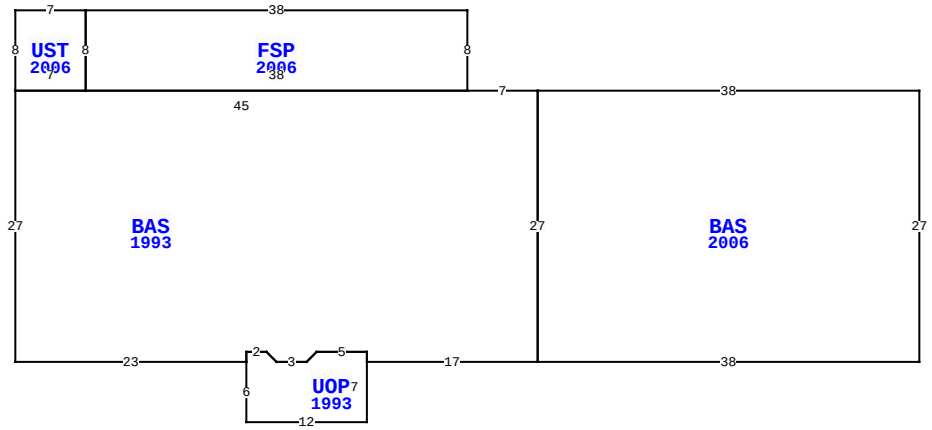
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	13,846
BAS	1,026	100	1,026	10,176
FSP	304	60	182	1,805
UOP	80	25	20	198
UST	56	55	31	307
TOTALS	2,862		2,655	26,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	2,655	70.8400	49.59	131,661	1990	1990	0	0	15	70.00	20.00

1 M/H 93- – 0% - 0 Heated Area: 2422 HX Base Yr



85274 MADELINE 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	26,332
TOTAL MARKET OB/XF VALUE	2,572
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	108,904
SOH/AGL Deduction	29,428
ASSESSED VALUE	79,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,476
TOTAL JUST VALUE	108,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0005	1/28/2016	WD	Q	I	01	59,000
GRANTOR: BURRIS WENDY S						
GRANTEE: STIVERS DANIEL O &						
1010/0193	10/01/2001	WD	U	I	06	100
GRANTOR: BURRIS R C						
GRANTEE: BURRIS WENDY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W38 BAS=[YR=1993] W7 FSP=[YR=2006] N8 W38 UST=[YR=2006] W7 S8 E7 N8$ S8 E38$ W45 S27 E23 UOP=[YR=1993] S6 E12 N7 W5 L1 D1 W3 U1 L1 W2 S1$ N1 E2 R1 D1 E3 U1 R1 E5 S1 E17 N27$ S27 E38 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 2,572

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS