BLOCK 2 LOT 2
IN OR 1481/1518
1998 MERI DW/MH

LIGHTNER STACY
85144 STEPHEN ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0002-0020

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 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

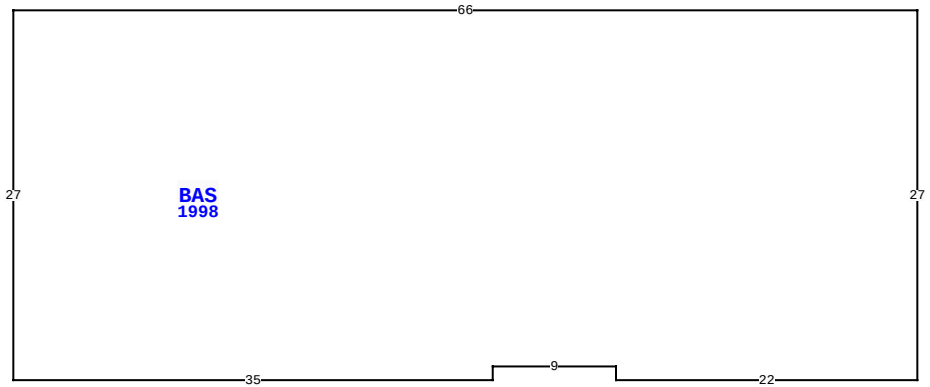
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	65,456
TOTALS	1,773		1,773	65,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	117.2000	87.90	155,847	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2008 Heated Area: 1773 HX Base Yr 2008



85144 STEPHEN RD, YULEE

BLD DATE	10/24/2019	KKA	LGL DATE	
XF DATE	10/24/2019	KKA	LAND DATE	10/24/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,456
TOTAL MARKET OB/XF VALUE		2,770
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		148,226
SOH/AGL Deduction		74,100
ASSESSED VALUE		74,126
TOTAL EXEMPTION VALUE	HX HB	49,126
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		148,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971845	MH MOVE-ON	0	07/01/1997
6972	MH MOVE-ON	500	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1518	2/28/2007	WD	U	I	11	103,000
GRANTOR: HOWARD HENRY L & WAND						
GRANTEE: LIGHTNER STACY						
0566/0166	3/27/1989	WD	U	I	11	19,400
GRANTOR: HINSON WOODROW JAMES						
GRANTEE: HOWARD HENRY & WAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S27 E35 N1 E9 S1 E22 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	0	0	80.00	SF	10.00	10.00	100	2006	2006	3	27	216	
2	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	2006	2006	3	27	567	
3	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	2006	2006	3	27	367	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	

LAND DESCRIPTION

TOTAL OB/XF 2,770

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 10/24/2019 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS