

BLOCK 2 LOT 3
IN OR 768 PG 1694
LOFTON BLUFF 2 PB 4/92 & 93

DEW THOMAS C & TERESA W
85176 STEPHEN ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1,327	111,861
FOP	128	30	38	3,204
FOP	364	30	109	9,188
FST	285	55	157	13,235
PTO	192	5	10	843
TOTALS	2,296		1,641	138,330

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	0681	POLE SHED	0	100	16	10		160.00	SF 15.00	100	1990	1990	3	20	480	
2	1242	WD DECK A	0	100	8	8		64.00	SF 10.00	100	1990	1990	3	20	128	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1950	1950	3	20	700	
4	0510	GARAGE WD-	0	100	30	30		900.00	SF 29.75	100	2001	2001	3	29	7,765	
5	0351	CARPORT MT	0	100	36	14		504.00	SF 5.90	100	2015	2015	3	70	2,082	
6	0351	CARPORT MT	0	100	30	11		330.00	SF 10.00	100	2010	2010	3	45	1,485	
7	0351	CARPORT MT	0	100	20	18		360.00	SF 5.90	100	2013	2013	3	60	1,274	

LAND DESCRIPTION			TOTAL OB/XF 13,914													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE 10/31/2019 BY KKA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,641	139.7400	132.75	217,843	1950	1970		0	0	36.50	63.50
1 SINGLE FAM - 100% - 0				Heated Area: 1327				HX Base Yr				
The floor plan shows a rectangular layout with the following dimensions and room labels: BAS 1996 (Bathroom): 34' x 16' FOP 1996 (Front Office): 16' x 8' FOP 2019 (Front Office): 26' x 14' PTO 1996 (Patio): 16' x 12' FST 2013 (Front Street): 19' x 15' Other dimensions shown include a 42' horizontal segment, an 11' vertical segment, and a 15' horizontal segment at the bottom right.												
				BLD DATE		10/31/2019		KKA		LGL DATE		
				XF DATE		10/31/2019		KKA		LAND DATE		10/31/2019
												KKA

85176 STEPHEN RD, YULEE												BLD DATE 10/31/2019 KKA			
												XF DATE 10/31/2019 KKA			
												LGL DATE 10/31/2019 KKA			
												LAND DATE 10/31/2019 KKA			
												AG DATE			

TOTAL OB/XF 13,914																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018784	FOUNDATION	600	09/01/2001
962898	HOUSEMVING	6,000	07/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0768/1694	8/20/1996	WD U	I	I	07	100	

GRANTOR: DEW THOMAS C & TERESA							
GRANTEE: DEW THOMAS C & TERE							
0660/0957	6/05/1992	WD U	I	I	01	100	
GRANTOR: DEW THOMAS C							
GRANTEE: DEW THOMAS & TERESA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FOP=[YR=2019] W26 S6 FOP=[YR=1996] W16 BAS=[YR=1996] W16 S34 E16 PTO=[YR=1996] S4 E16 N12 W16 S8\$ N8 E16 S12 E11 FST=[YR=2013] E15 N19 W15 S19\$ N19 E15 N11 W42 N8\$ S8 E16 N8\$ S8 E26 N14\$.							

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