BLOCK 2 LOT 7
LOFTON BLUFF # 2 PB 4/92 & 93

SMITH ANDREW
85286 STEPHEN ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0002-0070

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

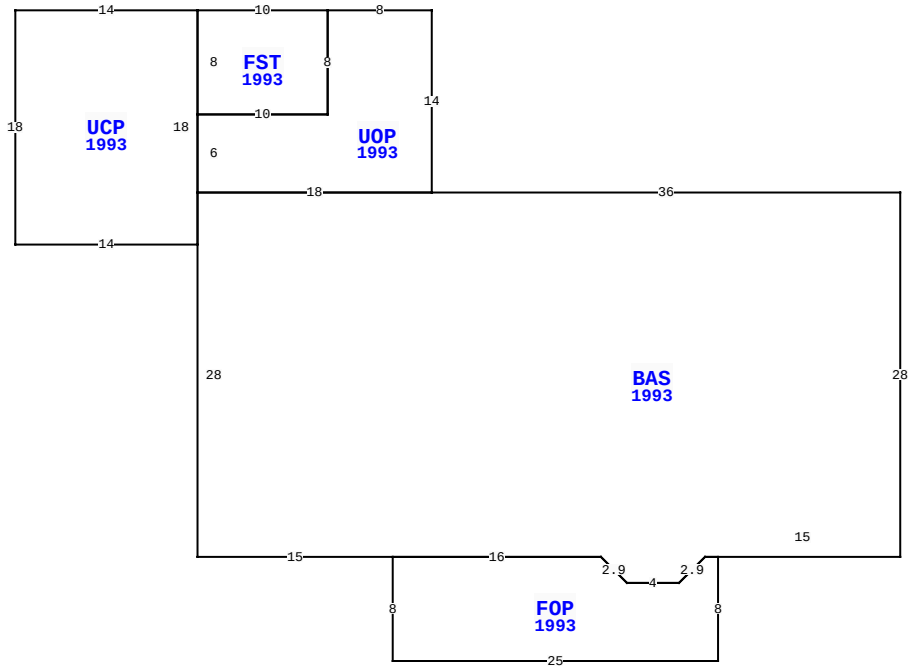
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	97,871
FOP	188	30	56	3,596
FST	80	55	44	2,826
UCP	252	20	50	3,211
UOP	172	20	34	2,183
TOTALS	2,216		1,708	109,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,708	104.0000	98.80	168,750	1987	1992	0	0	20	15.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1524 HX Base Yr



85286 STEPHEN 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	109,688
TOTAL MARKET OB/XF VALUE	658
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	190,346
SOH/AGL Deduction	11,412
ASSESSED VALUE	178,934
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,934
TOTAL JUST VALUE	190,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2257	NEW CONSTR	1,000	07/09/1987
3699	NEW CONSTR	33,520	11/07/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/0976	12/28/2021	WD	Q	I	01	145,000
GRANTOR: MILLER STEVEN CRAIG						
GRANTEE: SMITH ANDREW						
1639/1723	9/17/2009	QC	U	I	11	100
GRANTOR: MILLER REBECCA LEA						
GRANTEE: MILLER STEVEN CRAIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UOP=[YR=1993] N14 W8 FST=[YR=1993] W10 UCP=[YR=1993] W14 S18 E14 N18 $ S8 E10 N8 $ S8 W10 S6 E18 $ W18 S28 E15 FOP=[YR=1993] S8 E25 N8 W1 D2 L2 W4 U2 L2 W16$ E16 D2 R2 E4 U2 R2 E15 N28$.

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	0810	CONCRETE A	0	0	11	10	110.00	SF	6.50	6.50	100	2011	2011	3	92	658	

LAND DESCRIPTION

TOTAL OB/XF 658

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	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 04/22/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS