BLOCK 2 LOT 10
IN OR 1096/1750
LOFTON BLUFF 2 PB 4/92 & 93

FRANKLIN W J SR
85370 STEPHEN ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0002-0100

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

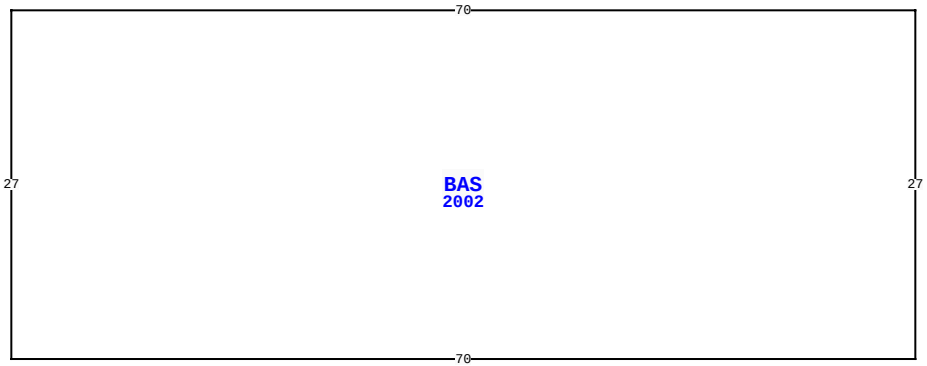
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	99,339
TOTALS	1,890		1,890	99,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	140.1600	105.12	198,677	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 2024 Heated Area: 1890 HX Base Yr



85370 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	99,338
TOTAL MARKET OB/XF VALUE	20,022
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	199,360
SOH/AGL Deduction	0
ASSESSED VALUE	199,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,360
TOTAL JUST VALUE	199,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618022	XFOB	1,800	06/01/2006
B0311187	NEW CONSTR	1,000	05/01/2003
B0310620	ADDITION	4,160	01/01/2003
MH024012	MH MOVE-ON	0	12/01/2002
B09321	XFOB	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1096/1750	11/25/2002	WD	Q	I		38,800
GRANTOR: MARCUM BILLY JOE						
GRANTEE: FRANKLIN W J SR & E						
0401/0622	10/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W70 S27 E70 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	0940	SHEDS/PORT	0	0	12	28	336.00	SF	30.00	30.00	100	2002	2002	3	20	2,016	
2	0940	SHEDS/PORT	0	0	12	28	336.00	SF	30.00	30.00	100	2002	2002	3	20	2,016	
3	0350	CARPORT WD	0	0	28	20	560.00	SF	13.00	13.00	100	2002	2002	3	20	1,456	
4	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2003	2003	3	21	882	
5	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	100	2003	2003	3	21	336	
6	1242	WD DECK A	0	0	24	12	288.00	SF	10.00	10.00	100	2003	2003	3	21	605	
7	0810	CONCRETE A	0	0	48	3	144.00	SF	6.50	6.50	100	2003	2003	3	83	777	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
9	0510	GARAGE WD-	0	0	24	18	432.00	SF	35.00	35.00	100	2006	2006	3	44	6,653	
10	0811	CONCRETE B	0	0	0	0	502.00	SF	5.20	5.20	100	2006	2006	3	87	2,271	

TOTAL OB/XF 20,022

LAND DESCRIPTION

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 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS