BLOCK 3 LOT 5
IN OR 2388/74
LOFTON BLUFF 2 PB 4/92 & 93

MEAD JOHN HENRY/WIGGINS PATRICIA A
PO BOX 935
YULEE, FL 32041

2024

43-2N-27-4621-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

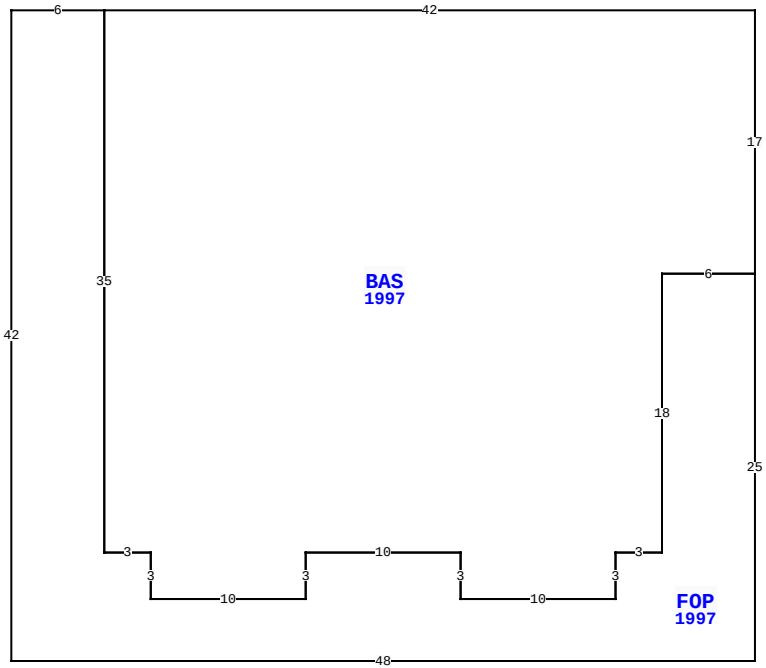
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,422	100	1,422	142,727
FOP	594	30	178	17,866
TOTALS	2,016		1,600	160,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	135.4560	128.68	205,888	1997	1997	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 0 Heated Area: 1422 HX Base Yr



85377 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		160,593
TOTAL MARKET OB/XF VALUE		4,816
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		245,409
SOH/AGL Deduction		124,374
ASSESSED VALUE		121,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		71,035
TOTAL JUST VALUE		245,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973971	NEW CONSTR	70,000	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0074	7/29/2020	QC	U	I	11	100
GRANTOR: MEAD JOHN HENRY						
GRANTEE: MEAD JOHN H & PATRI						
0716/0580	10/18/1994	WD	U	I	10	8,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: MEAD JOHN HENRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W42 FOP=[YR=1997] W6 S42 E48 N25 W6 S18 W3 S3 W10 N3 W10 S3 W10 N3 W3 N35$ S35 E3 S3 E10 N3 E10 S3 E10 N3 E3 N18 E6 N17 $.

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	100	24	14	336.00	SF	30.00	30.00	100	1985	1985	3	20	2,016	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 4,816

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	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 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