BLOCK 3 LOT 8
IN OR 1614/236
LOFTON BLUFF #2 PB 4/92 & 93

MARCUMM MERRI/VANWEY ROBERT L ET AL
77731 LUMBER CREEK BLVD
YULEE, FL 32097

2024

43-2N-27-4621-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

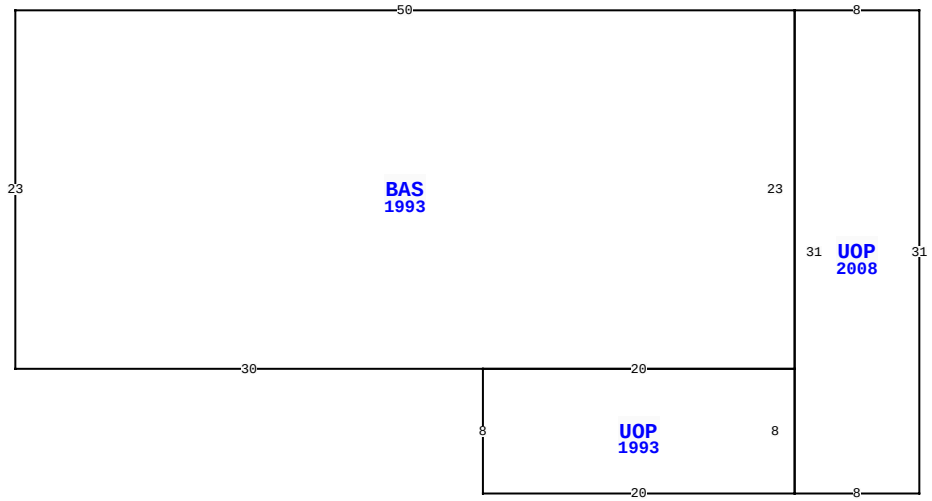
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	16,567
UOP	160	25	40	576
UOP	248	25	62	893
TOTALS	1,558		1,252	18,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,252	68.6000	48.02	60,121	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1150 HX Base Yr



85295 STEPHEN RD, YULEE

BLD DATE	01/24/2020	KKA	LGL DATE		
XF DATE	01/24/2020	KKA	LAND DATE	01/24/2020	KKA
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	18,036
TOTAL MARKET OB/XF VALUE	3,528
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	101,564
SOH/AGL Deduction	32,193
ASSESSED VALUE	69,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,371
TOTAL JUST VALUE	101,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005731	DEMOLITION	1,800	07/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1614/0236	3/27/2009	FJ	U	I	11	0
GRANTOR: VANWEY EDNA LOIS ESTA						
GRANTEE: MARCUMM MERRI & ROB						
0566/0311	3/28/1989	WD	U	V	10	8,000
GRANTOR: PHILIPS ELISE ET AL						
GRANTEE: VAN WEY EDNA L						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W8 BAS=[YR=1993] W50 S23 E30 UOP=[YR=1993] S8 E20 N8 W20$ E20 N23$ S31 E8 N31$.

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	0510	GARAGE WD-	0	0	36	10	360.00	SF	35.00	35.00	100	2000	2000	3	28	3,528	

LAND DESCRIPTION

TOTAL OB/XF 3,528

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 01/24/2020 BY KKA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS