BLOCK 3 LOT 15
IN OR 1729/797
ESMT IN OR 461/146

WARREN THERESA ODUM/JENKINS DEAH L
85081 STEPHEN ROAD
YULEE, FL 32097

2024

43-2N-27-4621-0003-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

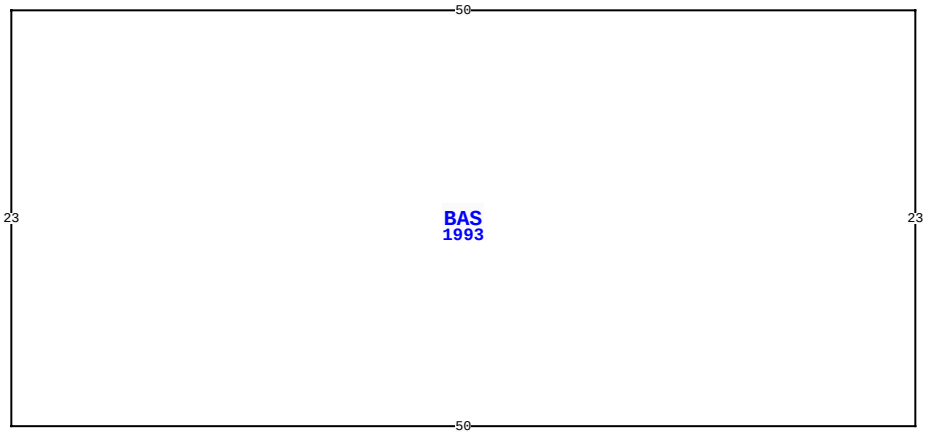
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	1,150	25,647
TOTALS	1,150		1,150	25,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,150	106.2000	74.34	85,491	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1150 HX Base Yr



85081 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		25,647
TOTAL MARKET OB/XF VALUE		567
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		106,214
SOH/AGL Deduction		68,677
ASSESSED VALUE		37,537
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,537
TOTAL JUST VALUE		106,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/0797	7/09/2010	QC	U	I	11	100
GRANTOR: WARREN THERESA O (JEN						
GRANTEE: WARREN THERESA O &						
1687/1064	7/09/2010	QC	U	I	11	100
GRANTOR: JENKINS THERESA DALE						
GRANTEE: WARREN THERESA O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S23 E50 N23$.

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	1242	WD DECK A	0	100	21	10	210.00	SF	10.00	10.00	100	2006	2006	3	27	567	

LAND DESCRIPTION

TOTAL OB/XF 567

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	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