PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 817/304
{R334359}

STEWART SAMUEL E III & REBECCA
85639 JOANN RD
YULEE, FL 32097

2025

06-2N-27-0000-0005-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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

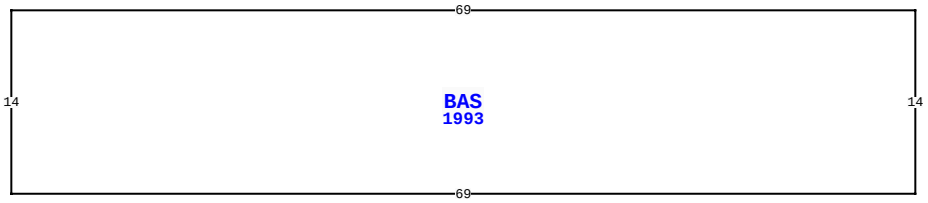
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100	1993	966	22,952
TOTALS	966			966	22,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	966	99.0000	79.20	76,507	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 966 HX Base Yr



76167 BRIARWOOD AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,952
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	108,032
SOH/AGL Deduction	52,746
ASSESSED VALUE	55,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,286
TOTAL JUST VALUE	108,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0817/0304	12/17/1997	WD	Q	I		25,000
GRANTOR: GILL CHRISTINE P						
GRANTEE: STEWART SAMUEL III						
0513/1165	3/30/1987	QC	U	I		100
GRANTOR: GILL CARROLL E						
GRANTEE: GILL CHRISTINE P						

BUILDING NOTES

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	0	5	8	40.00	SF	10.00	10.00	100	1990	1990	3	20	80	

BUILDING DIMENSIONS

BAS=[YR=1993] W69 S14 E69 N14$.

LAND DESCRIPTION

TOTAL OB/XF 80

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	RES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 12/06/2023 BY DC Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS