IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
86158 OVERSTREET LN
YULEE, FL 32097

2025

42-2N-27-0000-0002-0140

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	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	02	Quality Level 02

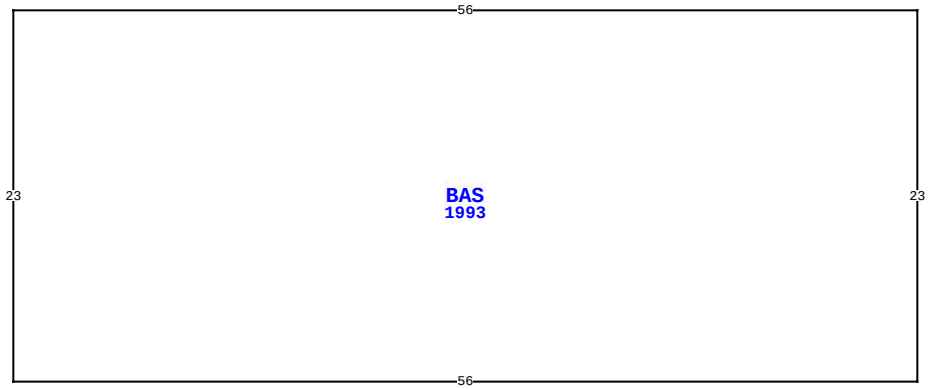
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	21,897
TOTALS	1,288			1,288	21,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,288	70.8400	56.67	72,991	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr



86158 OVERSTREET LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,843
TOTAL MARKET OB/XF VALUE		4,030
TOTAL LAND VALUE - MARKET		285,625
TOTAL MARKET VALUE		360,498
SOH/AGL Deduction		240,720
ASSESSED VALUE		119,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,056
TOTAL JUST VALUE		360,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155666	CO ISSUED	0	09/23/2015
2643	H/AC	1,424	07/08/1988
4997	ADDITION	10,200	06/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1893	7/02/2020	LE	U	I	11	100
GRANTOR: LITTLES CLAUDE F JR &						
GRANTEE: BENNETT JEANIE						
0559/1184	12/29/1988	WD	U	I	10	3,700
GRANTOR: YATES JOHN W						
GRANTEE: LITTLES CLAUDE F JR						

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	5	25.00	SF	10.00	10.00	100	1988	1988	3	20	50	
2	0751	UOP	0	100	10	31	310.00	SF	10.00	10.00	100	1990	1990	3	20	620	
3	0812	CONCRETE C	0	100	0	0	1,300.00	SF	4.00	4.00	100	1982	1982	3	35	1,820	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S23 E56 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,030

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	100		OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	85,000.00	85,000.00	284,750							
2	009630	C	SWAMP	100		OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	500.00	500.00	875							

REVIEW DATE 04/01/2020 BY NWP Total Acres: 5.10 Total Land Value: 285,625 Market: 0 Agricultural: 0 Common: 285,625 PRINTED 07/30/2025 BY SYS

IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
86158 OVERSTREET LN
YULEE, FL 32097

2025

42-2N-27-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

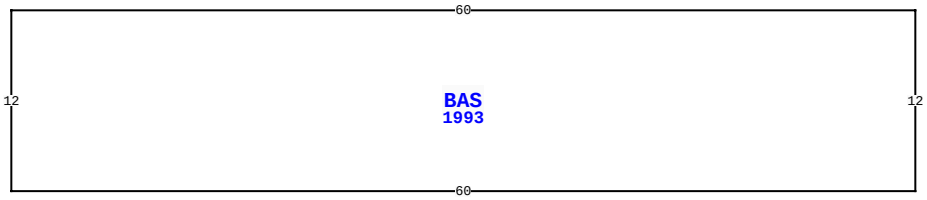
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	10,137
TOTALS	720			720	10,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	58.6600	46.93	33,790	1976	1976	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



86158 OVERSTREET LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,843
TOTAL MARKET OB/XF VALUE		4,030
TOTAL LAND VALUE - MARKET		285,625
TOTAL MARKET VALUE		360,498
SOH/AGL Deduction		240,720
ASSESSED VALUE		119,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,056
TOTAL JUST VALUE		360,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1893	7/02/2020	LE	U	I	11	100
GRANTOR: LITTLES CLAUDE F JR &						
GRANTEE: BENNETT JEANIE						
0559/1184	12/29/1988	WD	U	I	10	3,700
GRANTOR: YATES JOHN W						
GRANTEE: LITTLES CLAUDE F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E60 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2020 BY NWP Total Acres: 5.10 Total Land Value: 285,625 Market: 0 Agricultural: 0 Common: 285,625 PRINTED 07/30/2025 BY SYS

IN OR 2374/1893
R816012 & R360203 &
R360201 & R360202

LITTLES CLAUDE JR & ANDREA L/E/
86158 OVERSTREET LN
YULEE, FL 32097

2025

42-2N-27-0000-0002-0140

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	13	LVT/LAMNT 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
Quality	03	Quality Level 03

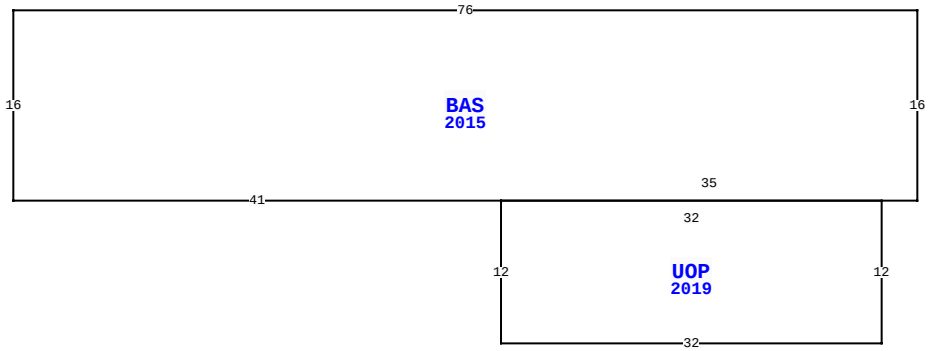
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2015	1,216	35,969
UOP	384	25	2019	96	2,840
TOTALS	1,600			1,312	38,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,312	116.0000	98.60	129,363	1996	1996	0	0	0	70.00	30.00

4 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



86158 OVERSTREET LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,843
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TOTAL JUST VALUE		360,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1893	7/02/2020	LE	U	I	11	100
GRANTOR: LITTLES CLAUDE F JR &						
GRANTEE: BENNETT JEANIE						
0559/1184	12/29/1988	WD	U	I	10	3,700
GRANTOR: YATES JOHN W						
GRANTEE: LITTLES CLAUDE F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S16 E41 UOP=[YR=2019] S12 E32 N12 W32$
E35 N16$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/01/2020 BY NWP Total Acres: 5.10 Total Land Value: 285,625 Market: 0 Agricultural: 0 Common: 285,625 PRINTED 07/30/2025 BY SYS