

GUINN SAMUEL JEREMY
85074 OLD STEVENS LN
YULEE, FL 32097

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1											
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										4	
Exterior Wall		05		AVERAGE 100		0800		02		1,404		117.6000		99.96		140,344		1999		1999		0		0		58.00		42.00		VALUATION BY										STANDARD	
Roof Structur		03		GABLE/HIP 100		1		M/H 94+ - 100% - 2024								Heated Area: 1404										HX Base Yr 2024		Tax Group: 4										Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE										58,944			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE										2,023			
Interior Floo		14		CARPET 90																								TOTAL LAND VALUE - MARKET										60,000			
Interior Floo		08		SHT VINYL 10																								TOTAL MARKET VALUE										120,967			
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction										11,331			
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE										109,636			
Bedrooms				3 100																								TOTAL EXEMPTION VALUE										HX HB 50,722			
Bathrooms				2 100																								BASE TAXABLE VALUE										58,914			
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE										120,967			
Stories		1.		1. 100																								NCON VALUE										0			
Units				0 100																								INCOME VALUE													
																												PREVIOUS YEAR MKT VALUE										106,546			
Quality		03		Quality Level 03																																					
DOR CODE		0200		MOBILE HOME																																					
MAP NUM				MKT AREA																																		04			
NEIGHBORHOOD/LOC		4052.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,404		100		1999		1,404		58,944																															