LOT 4
FPL ESMT PT OR 875/1595
STEVENS LANDING SUB PB 6/116

VOS ASHLEY/VOS THERESA
85066 OLD STEVENS LN
YULEE, FL 32097

2025

42-2N-27-437S-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

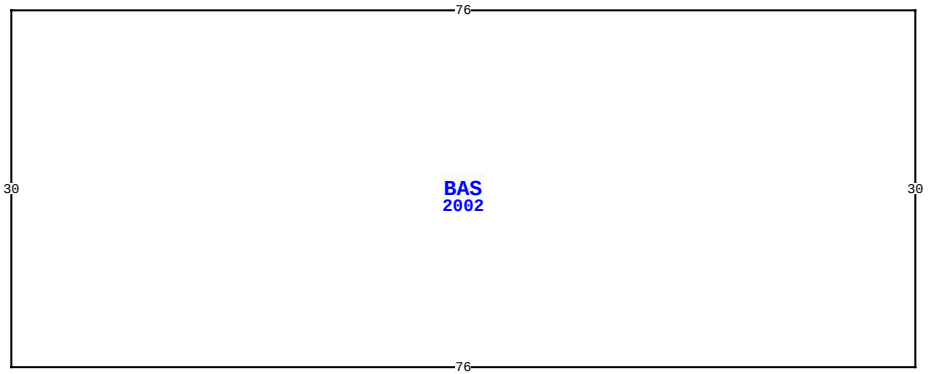
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2002	2,280	90,854
TOTALS	2,280			2,280	90,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2025 Heated Area: 2280 HX Base Yr



85066 OLD STEVENS 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	90,854
TOTAL MARKET OB/XF VALUE	7,960
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	158,814
SOH/AGL Deduction	0
ASSESSED VALUE	158,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,814
TOTAL JUST VALUE	158,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992636	MH MOVE-ON	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/451	9/04/2024	QC	U	I	11	100
GRANTOR: VOS TERESA D & ALMERN						
GRANTEE: VOS ASHLEY						
1806/1011	8/06/2012	WD	U	I	30	48,900
GRANTOR: STELLMACH RICHARD & B						
GRANTEE: VOS TERESA D & ALME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S30 E76 N30$.

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	10	8	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0748	M/H FONDTN	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1998	1998	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,960

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	0002	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS