LOT 5
FPL ESMT PT OR 875/1595
STEVENS LANDING SUB PB 6/116

MCDUFFIE RENTALS LLC
85194 AIRPLANE LANE
YULEE, FL 32097

2025

42-2N-27-437S-0005-0000

BUILDING CHARACTERISTICS

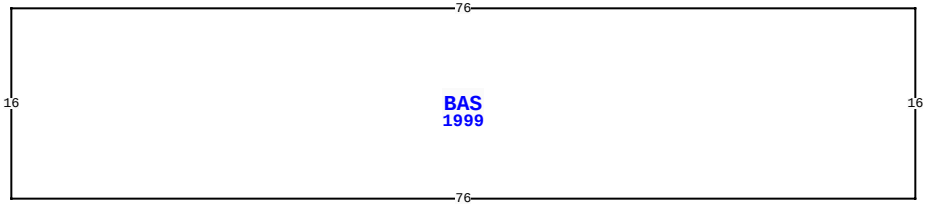
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1999	1,216	51,051
TOTALS	1,216			1,216	51,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.6000	99.96	121,551	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



85030 OLD STEVENS LN, YULEE

BLD DATE	05/28/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,051
TOTAL MARKET OB/XF VALUE	1,016
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	112,067
SOH/AGL Deduction	4,040
ASSESSED VALUE	108,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,027
TOTAL JUST VALUE	112,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992813	MH MOVE-ON	0	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1776	11/03/2022	WD	Q	I	01	140,000
GRANTOR: ROCK LANDING LLC						
GRANTEE: MCDUFFIE RENTALS LL						
1985/1883	6/11/2015	WD	Q	I	01	69,900
GRANTOR: SMITH MARK A						
GRANTEE: ROCK LANDING LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S16 E76 N16$.

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	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
2	1242	WD DECK A	0	0	6	14	84.00	SF	10.00	10.00	100	2000	2000	3	20	168	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 1,016

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

REVIEW DATE 03/11/2021 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS