BLOCK 2 LOT 8
IN OR 1063/1391
R673733 & R673734

LEBRUN CLAUDE M
85086 RENIA STREET
YULEE, FL 32097

2025

42-2N-27-4613-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

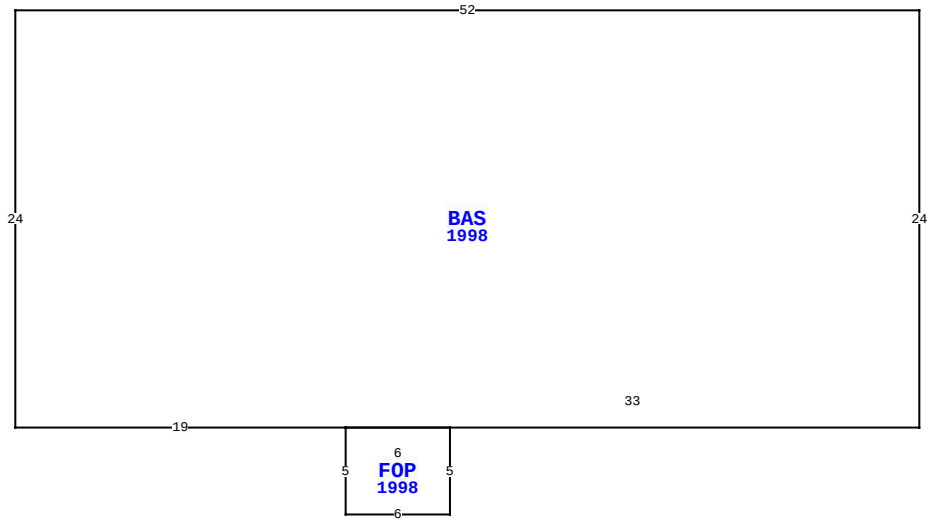
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1998	1,248	37,021
FOP	30	30	1998	9	267
TOTALS	1,278			1,257	37,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,257	123.6000	98.88	124,292	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2000 Heated Area: 1248 HX Base Yr 2000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85086 RENIA ST, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		37,288
TOTAL MARKET OB/XF VALUE		9,649
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		131,937
SOH/AGL Deduction		86,912
ASSESSED VALUE		45,025
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		15,025
TOTAL JUST VALUE		131,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21232	XFOB	4,500	03/01/2008
971914	MH MOVE-ON	0	10/01/1997
9239	MH MOVE-ON	0	03/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/1391	6/19/2002	WD	U	I	07	100
GRANTOR: LEBRUN RENEE K & CLAU						
GRANTEE: LEBRUN RENEE K & CL						
1059/0631	6/03/2002	WD	Q	I	01	100
GRANTOR: MURDOCK RENEE K						
GRANTEE: LEBRUN RENEE K & CL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S24 E19 FOP=[YR=1998] S5 E6 N5 W6$ E33 N24$.

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	0510	GARAGE WD-	0	100	38	24	792.00	SF	35.00	35.00	100	2000	2000	3	27	7,484	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	2008	2008	3	88	869	
3	0681	POLE SHED	0	100	18	10	180.00	SF	15.00	15.00	100	2008	2008	3	48	1,296	

LAND DESCRIPTION

TOTAL OB/XF 9,649

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	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS