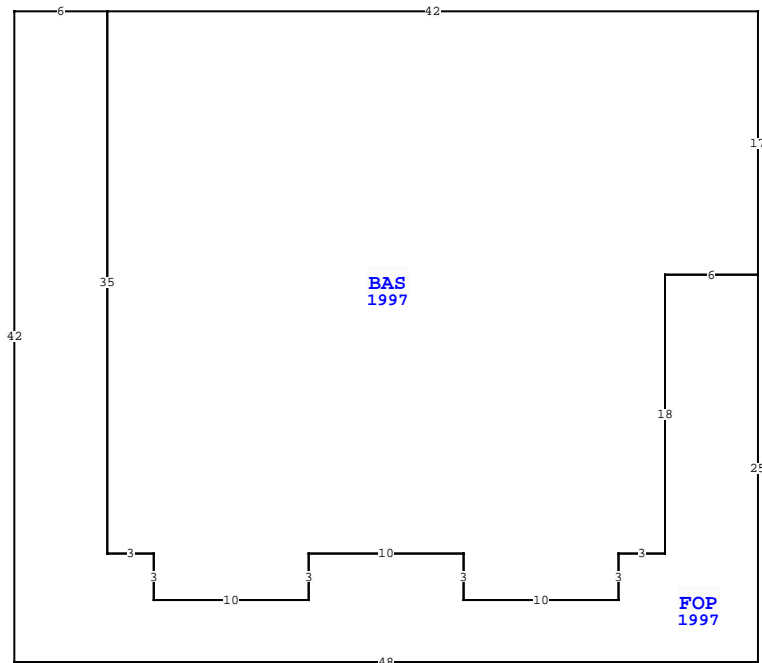




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,422	100	1997
FOP	594	30	1997
TOTALS	2,016		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,600	135.4560	135.46	216,736	1997	1997	0	0	22.75	77.25
1 SINGLE FAM - 100% - 0 Heated Area: 1422 HX Base Yr 1981											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			167,429
TOTAL MARKET OB/XF VALUE			4,781
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			257,210
SOH/AGL Deduction			132,665
ASSESSED VALUE			124,545
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			73,823
TOTAL JUST VALUE			257,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973971	NEW CONSTR	70,000	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0074	7/29/2020	QC	U	I	11	100
GRANTOR: MEAD JOHN HENRY						
GRANTEE: MEAD JOHN H & PATRI						
0716/0580	10/18/1994	WD	U	I	10	8,000
GRANTOR: SHEFFIELD WM ETAL						
GRANTEE: MEAD JOHN HENRY						

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
1	0940	SHEDS/PORT	0	100	24	14	SF	30.00	30.00	100	1985	1985	3	20	2,016	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

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

BUILDING NOTES	
85377 STEPHEN RD, YULEE	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING DIMENSIONS											
BAS=[YR=1997] W42 FOP=[YR=1997] W6 S42 E48 N25 W6 S18 W3 S3 W10 N3 W10 S3 W10 N3 W3 N35\$ S35 E3 S3 E10 N3 E10 S3 E10 N3 E3 N18 E6 N17 \$.											