

MARCUMM MERRI/VANWEY ROBERT L ET AL
77731 LUMBER CREEK BLVD
YULEE, FL 32097

43-2N-27-4621-0003-0080

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

BELOW AVG. 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 100

Interior Floor

08

SHT VINYL 100

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

BUD8 Adjustme

04

DIST 01 100

Quality

02

Quality Level 02

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

1,150

100

1993

1,150

18,934

UOP

160

25

1993

40

659

UOP

248

25

2008

62

1,021

TOTALS

1,558

1,252

20,613

EXTRA FEATURES

85295 STEPHEN RD, YULEE

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

0510

GARAGE WD-

0

0

36

10

360.00

SF

35.00

100

2000

2000

3

27

3,402

LAND DESCRIPTION

TOTAL OB/XF

3,402

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

85,000.00

85,000.00

85,000

REVIEW DATE

06/24/2024

BY

KWX

Total Acres: 0.00

Total Land Value: 85,000

Market: 0

Agricultural: 0

Common: 85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB EYB ECON FNCTNORM% CONDD

0820021,25268.600054.8868,710196919690070.0030.00

1 M/H 93- - 0% - 0Heated Area: 1150HX Base Yr

BAS
1993

UOP
1993

UOP
2008

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

20,6133,40285,000109,01532,70776,308076,308109,0150101,564

RP:359791 __ ARMO (1969)

SW/MH/VIN: G1205 __ TITLE: 46712780 __

MISC SHED / NO VALUE

PERMIT NUMDESCRIPTIONAMTISSUED

20005731DEMOLITION1,80007/21/2020

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

1614/02363/27/2009FJUU110

GRANTOR: VANWEY EDNA LOIS ESTA

GRANTEE: MARCUMM MERRI & ROB

0566/03113/28/1989WDUV108,000

GRANTOR: PHILIPS ELISE ET AL

GRANTEE: VAN WEY EDNA L

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W8 BAS=[YR=1993] W50 S23 E30 UOP=[YR=1993] S8 E20 N8 W20\$ E20 N23\$ S31 E8 N31\$.