

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMNT 100				
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	1 100				
Quality	05 Quality Level 05				
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	1,512	100	2024	1,512	177,111
TOTALS	1,512			1,512	177,111

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,512	139.2000	118.32	178,900	2023	2023	0	0	1.00	99.00
1 M/H 94+ - 100% - 2025			Heated Area: 1512			HX Base Yr 2025					
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
85255 STEPHEN RD, YULEE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			193,791
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			278,791
SOH/AGL Deduction			71,756
ASSESSED VALUE			207,035
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			156,313
TOTAL JUST VALUE			278,791
NCON VALUE			16,680
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,274
DW/MH VIN: FL26100PHB204139(A/B) _ OWNERS: GARY &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004050	INSTALL 24X30 GAR	46,216	04/09/2024
230015729	CO ISSUED		12/11/2023
230010071	D/W M/H		08/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/1356	5/28/2021	WD Q	I	01		142,500
GRANTOR: METTS EDDIE & SHERYL						
GRANTEE: HINERMAN GARY & MIC						
0927/0534	4/05/2000	WD U	I			66,000
GRANTOR: HANNAH CLYDE C						
GRANTEE: METTS EDDIE & SHERY						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=10,10] E56 S27 W56 N27 \$	

LAND DESCRIPTION												TOTAL OB/XF												
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							

