BLOCK 3 LOT 10
IN OR 1536/156
1984 TITA DW/MH

BOUCHER RONALD F & CAROL A
PO BOX 338
YULEE, FL 32041

2025

43-2N-27-4621-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

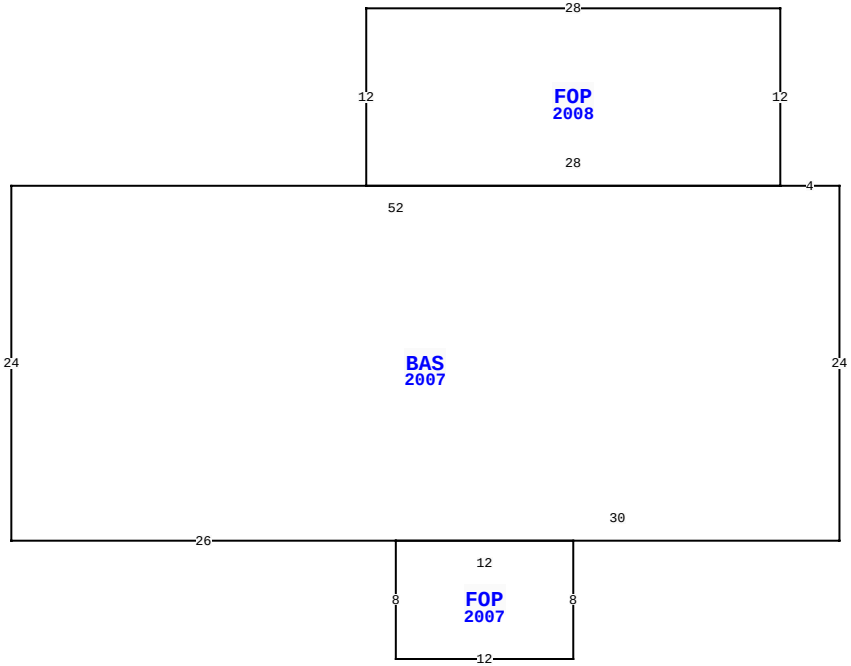
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,344	100	2007	1,344	39,611
FOP	96	30	2007	29	855
FOP	336	30	2008	101	2,977
TOTALS	1,776			1,474	43,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,474	122.8000	98.24	144,806	1984	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2009 Heated Area: 1344 HX Base Yr 2009



85231 STEPHEN RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		57,523
TOTAL MARKET OB/XF VALUE		10,070
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		152,593
SOH/AGL Deduction		86,841
ASSESSED VALUE		65,752
TOTAL EXEMPTION VALUE	HX HB	40,752
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11321	REPAIR/RRF	6,310	06/01/2008
MH013476	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/0156	11/15/2007	WD	U	I	11	92,500
GRANTOR: METTS EDDIE F & SHERY						
GRANTEE: BOUCHER RONALD F &						
0766/1305	7/26/1996	WD	Q	V		18,000
GRANTOR: HIRSCHMAN RATHERMER						
GRANTEE: METTS EDDIE & SHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 FOP=[YR=2008] N12 W28 S12 E28$ W52 S24 E26
FOP=[YR=2007] S8 E12 N8 W12$ E30 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	0810	CONCRETE A	0	100	8	12	96.00	SF	6.50	6.50	100	2008	2008	3	88	549	
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2008	2008	3	31	1,190	
3	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2008	2008	3	31	774	
4	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2008	2008	3	31	1,190	
5	0855	CONC PAVER	0	100	18	5	90.00	SF	10.00	10.00	100	2008	2008	3	88	792	
6	0811	CONCRETE B	0	100	0	0	812.00	SF	5.20	5.20	100	2008	2008	3	88	3,716	
7	0810	CONCRETE A	0	100	0	0	157.00	SF	6.50	6.50	100	2008	2008	3	88	898	
8	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	2008	2008	3	88	961	

LAND DESCRIPTION

TOTAL OB/XF 10,070

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 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

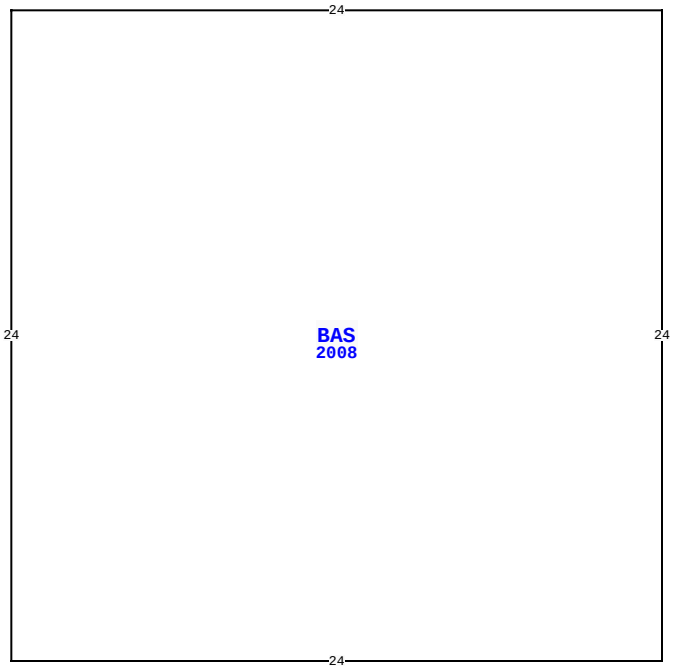
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2008	576	14,081
TOTALS	576			576	14,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	84.7000	31.34	18,052	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2009 Heated Area: 576 HX Base Yr 2009



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PREVIOUS YEAR MKT VALUE		142,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0766/1305	7/26/1996	WD	Q	V		18,000
GRANTOR: HIRSCHMAN RATHERMER						
GRANTEE: METTS EDDIE & SHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 S24 E24 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 11/08/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS