BLOCK 3 LOT 11
IN OR 680 PG 1834
LOFTON BLUFF #2 PB 4/92 & 93

DAVIS DENNIS LEE
85207 STEPHENS ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0003-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

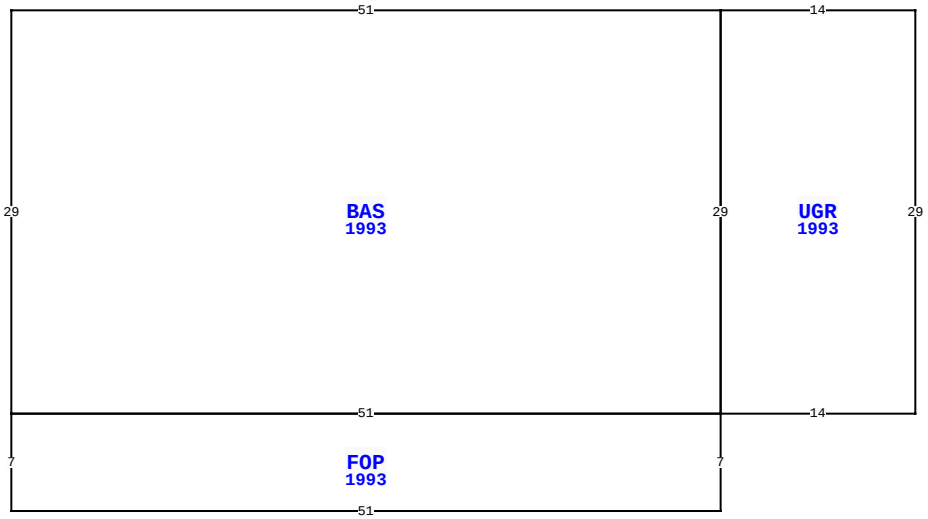
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1993	1,479	128,056
FOP	357	30	1993	107	9,265
UGR	406	45	1993	183	15,844
TOTALS	2,242			1,769	153,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	117.8000	117.80	208,388	1991	1991	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 0 Heated Area: 1479 HX Base Yr 1992



85207 STEPHEN RD, YULEE

BLD DATE	10/28/2019	KKA	LGL DATE	
XF DATE	10/28/2019	KKA	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		153,165
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		240,545
SOH/AGL Deduction		124,000
ASSESSED VALUE		116,545
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		15,823
TOTAL JUST VALUE		240,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3618	H/AC	2,000	12/06/1990
6748	NEW CONSTR	2,500	06/15/1990
5403	ADDITION	6,664	12/30/1988
3007	NEW CONSTR	2,400	04/18/1988
4698	NEW CONSTR	44,096	02/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0680/1834	5/17/1993	WD	Q	I	06	26,900
GRANTOR: ELDER MARY E DAVIS						
GRANTEE: DAVIS DENNIS LEE						
0503/1178	11/01/1986	WD	Q	V		10,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 S29 FOP=[YR=1993] S7 E51 N7 W51$ E51
UGR=[YR=1993] E14 N29 W14 S29$ N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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 10/28/2019 BY KKA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS