BLOCK 6 LOT 8
IN OR 1363/299
1998 CLAS DW/MH

LAFAVOR SCOTT D & ROBIN L
85106 DELEENE ROAD
YULEE, FL 32097

2025

43-2N-27-4647-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

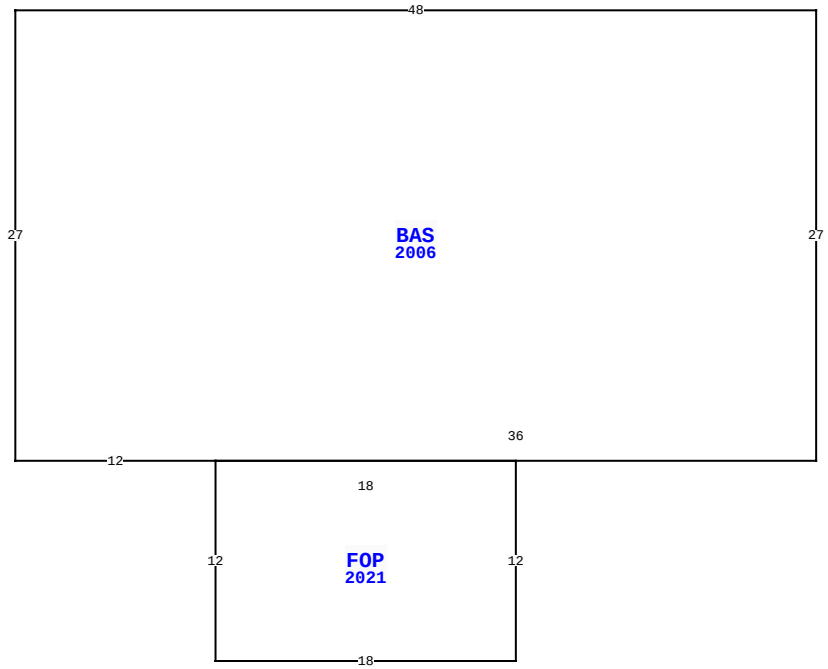
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,296	100	2006	1,296	81,298
FOP	216	30	2021	65	4,078
TOTALS	1,512			1,361	85,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,361	123.0000	104.55	142,293	1998	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2007 Heated Area: 1296 HX Base Yr 2007



85106 DELEENE 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		92,744
TOTAL MARKET OB/XF VALUE		928
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		178,672
SOH/AGL Deduction		105,825
ASSESSED VALUE		72,847
TOTAL EXEMPTION VALUE	HX HB	47,847
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		178,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015355	ADDITION	45,269	11/05/2021
MH034192	MH MOVE-ON	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0299	10/31/2005	WD	U	I	11	87,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: LAFAVOR SCOTT D & R						
1129/1555	4/15/2003	QC	Q	V	06	100
GRANTOR: STEBBINS GARY						
GRANTEE: SHEFFIELD WM F ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S27 E12 FOP=[YR=2021] S12 E18 N12 W18$ E36 N27 $.

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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2003	2003	3	20	288	
2	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	2003	2003	3	82	640	

LAND DESCRIPTION

TOTAL OB/XF 928

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 05/23/2022 BY NW 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	25	MOD METAL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

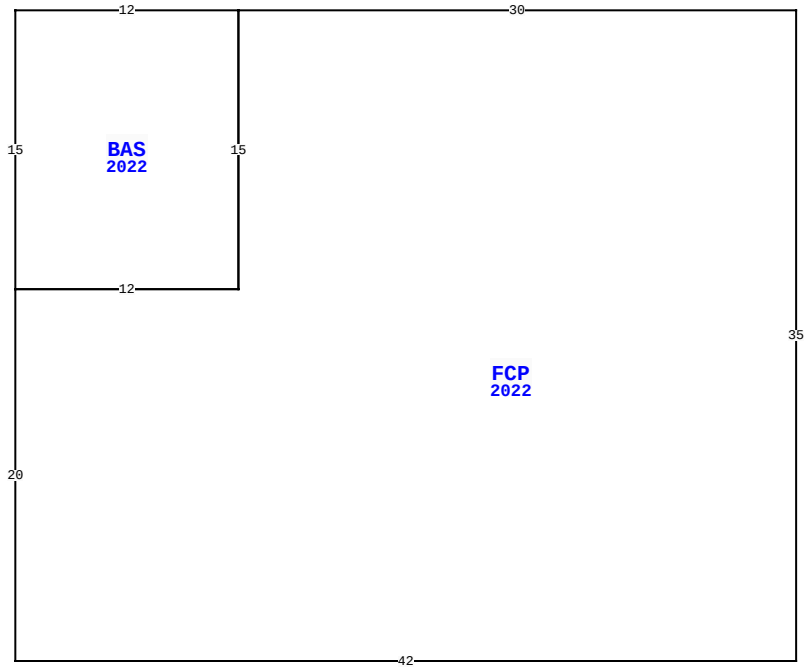
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	2022	180	2,642
FCP	1,290	25	2022	322	4,726
TOTALS	1,470			502	7,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	502	26.6200	9.85	4,945	2022	2022	0	0	149	2.00	149.00

2 GARAGE RES – 100% - 2007 Heated Area: 180 HX Base Yr 2007



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GRANTOR: STEBBINS GARY						
GRANTEE: SHEFFIELD WM F ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W30 BAS=[YR=2022] W12 S15 E12 N15$ S15 W12 S20 E42 N35$.

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 05/23/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS