IN OR 2698/1175

LEHRER STEPHEN
86082 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0000-0023-0020

BUILDING CHARACTERISTICS

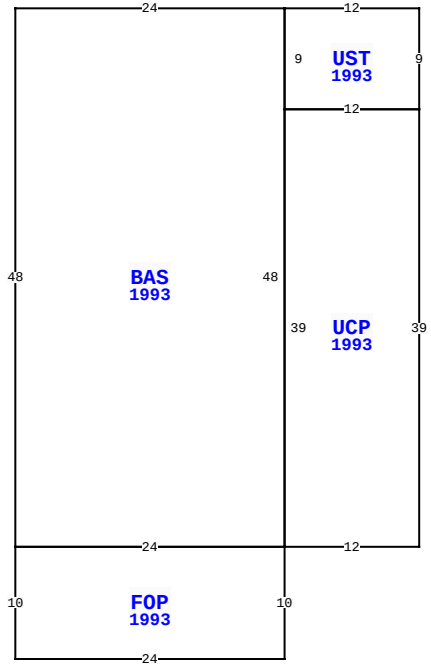
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	20,166
FOP	240	30	1993	72	1,260
UCP	468	20	1993	94	1,646
UST	108	55	1993	59	1,033
TOTALS	1,968			1,377	24,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,377	72.9400	58.35	80,348	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1152 HX Base Yr 2025



86041 JONES RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		24,104
TOTAL MARKET OB/XF VALUE		1,041
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		85,145
SOH/AGL Deduction		0
ASSESSED VALUE		85,145
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,423
TOTAL JUST VALUE		85,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,221

R434107 & R434108

1970 VAN DYKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2698/1175	1/30/2024	WD	U	I	37	56,000
GRANTOR: VALLS TONYA RENE						
GRANTEE: LEHRER STEPHEN						
2698/1166	1/19/2024	FJ	U	I	11	0
GRANTOR: WISE BRENDA D EST						
GRANTEE: VALLS TONYA RENE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W24 S48 FOP=[YR=1993] S10 E24 N10 UCP=[YR=1993] E12 N39 W12 S39$ W24$ E24 N48$ S9 E12 N9$.

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	49	9	441.00	SF	6.50	6.50	100	1980	1980	3	30	860	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1980	1980	3	30	181	

LAND DESCRIPTION

TOTAL OB/XF 1,041

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	0007	RSF-	2100.00	114.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/30/2023 BY NWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS