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

BOUCHER CAROL A
PO BOX 338
YULEE, FL 32041

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

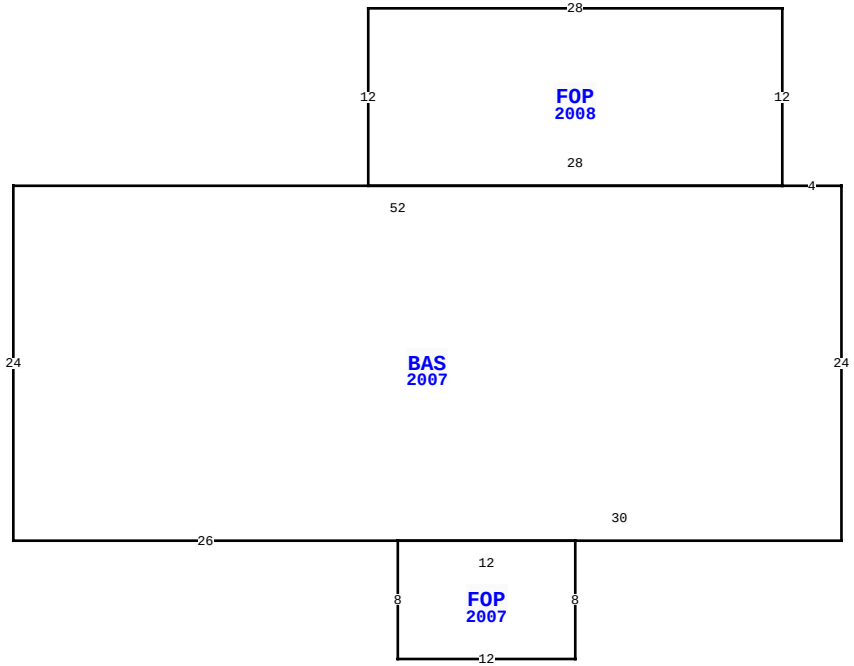
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	42,086
FOP	96	30	2007	29	908
FOP	336	30	2008	101	3,163
TOTALS	1,776			1,474	46,157

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	104.38	153,856	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	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,616
TOTAL MARKET OB/XF VALUE		2,748
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		153,364
SOH/AGL Deduction		85,837
ASSESSED VALUE		67,527
TOTAL EXEMPTION VALUE	HX HB	42,527
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,593

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
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2008	2008	3	27	1,037	
3	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2008	2008	3	27	674	
4	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	2008	2008	3	27	1,037	

LAND DESCRIPTION

TOTAL OB/XF 2,748

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

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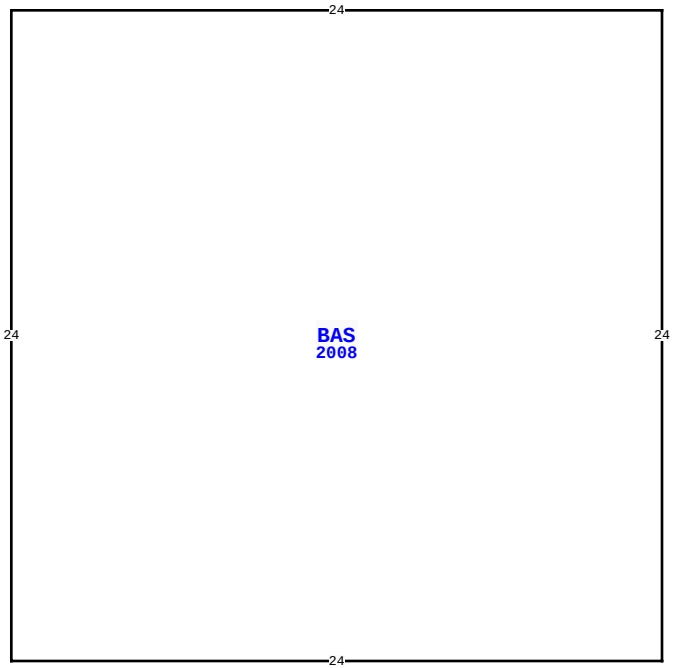
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	14,459
TOTALS	576			576	14,459

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	33.03	19,025	2008	2008	0	0	0	24.00	76.00

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



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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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS