

TRACT 41
IN OR 1506/990
LOFTON BLUFF SUB PB 4/57

FOLEY PETER J/POPE CHILI A
85416 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4620-0041-0000



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	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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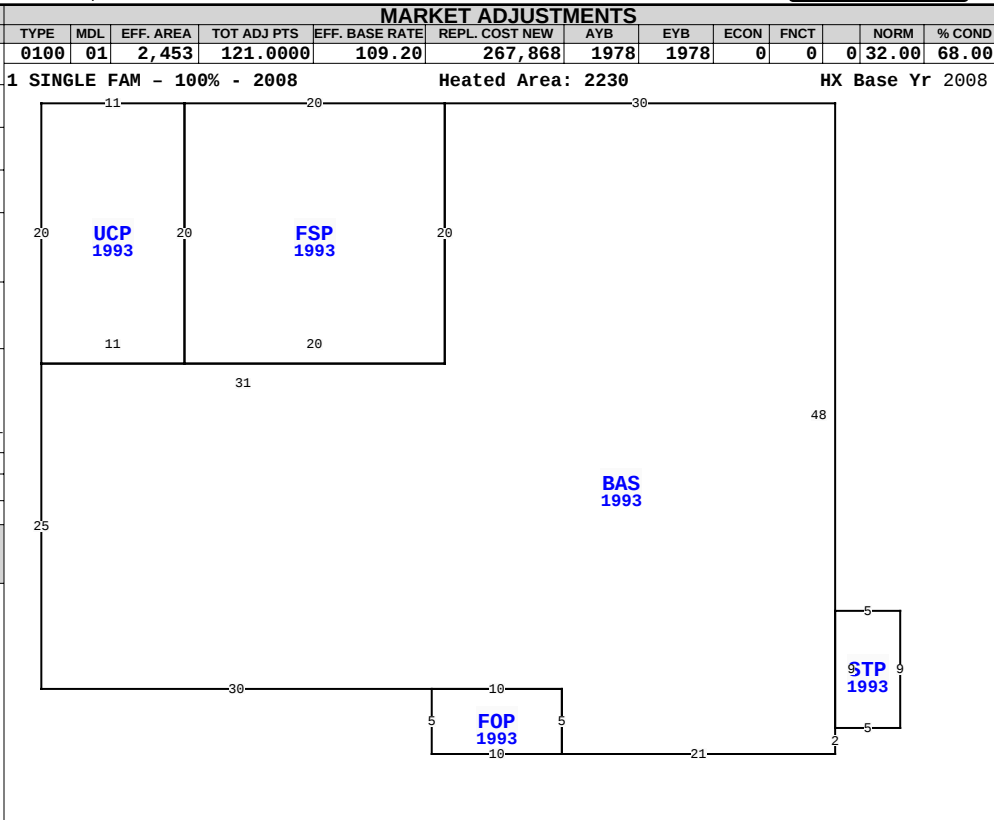
NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2,230	165,591
FOP	50	30	15	1,114
FSP	400	40	160	11,881
STP	45	10	4	297
UCP	220	20	44	3,267

TOTALS	2,945		2,453	182,150
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0810	CONCRETE A	0 100	30	2	60.00	SF	6.50	
3	0752	USP	0 100	10	16	160.00	SF	9.90	
5	0300	BOAT DCK W	0 100	8	10	80.00	SF	40.00	
6	0351	CARPORT MT	0 100	20	19	380.00	SF	3.90	
7	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	
8	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	
9	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	
10	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.04



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1980	1980	3	35	137	
9.90	100	1985	1985	3	20	317	
40.00	100	1970	1970	3	20	640	
3.90	100	1999	1999	3	20	296	
30.00	100	1998	1998	3	20	720	
30.00	100	1998	1998	3	20	1,440	
30.00	100	1998	1998	3	20	1,200	
30.00	100	1999	1999	3	20	576	

TOTAL OB/XF									
5,326									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		182,150	
TOTAL MARKET OB/XF VALUE		5,326	
TOTAL LAND VALUE - MARKET		104,000	
TOTAL MARKET VALUE		291,476	
SOH/AGL Deduction		102,414	
ASSESSED VALUE		189,062	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		139,062	
TOTAL JUST VALUE		291,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B995730	REPAIR/RRF	13,000	01/01/1999
963097	CHNGE SRVC	0	10/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1506/0990	6/19/2007	WD	Q	I		310,000	
GRANTOR: MCNEIL FRANK R & RUTH							
GRANTEE: FOLEY PETER J & CHI							
0929/1777	4/27/2000	QC	U	I	01	100	
GRANTOR: MCNEIL RUTH Y & FRANK							
GRANTEE: MCNEIL FRANK & RUTH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W30 FSP=[YR=1993] W20 UCP=[YR=1993] W11 S20 E11 N20\$ S20 E20 N20\$ S20 W31 S25 E30 FOP=[YR=1993] S5 E10 N5 W10\$ E10 S5 E21 N2 STP=[YR=1993] E5 N9 W5 S9\$ N48\$.									