BLOCK 1 LOT 4
R568128 & R568129
LOFTON BLUFF 2 PB 4/92 & 93

BERRYMAN RICHARD W & NANCY M
3350 S FLETCHER AVE K6
FERNANDINA BEACH, FL 32034

**2023**

**43-2N-27-4621-0001-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

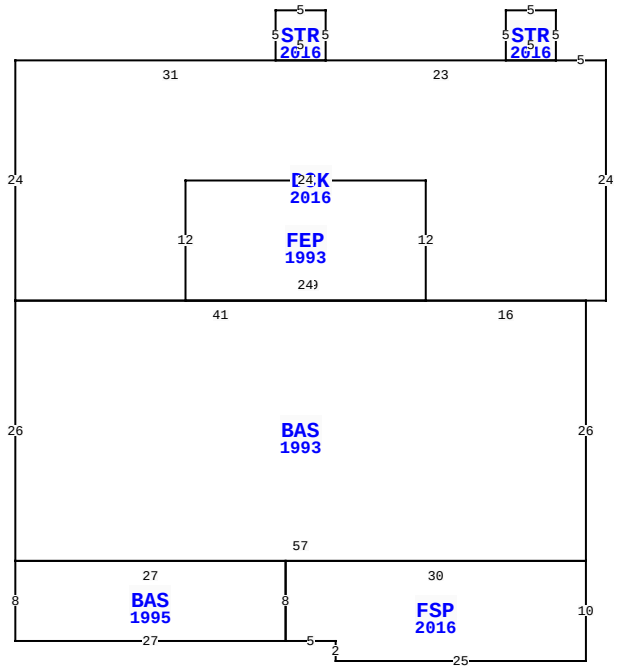
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 13 | LVT/LAMNT 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,482 | 100 | 1,482 | 55,671 |
| BAS | 216 | 100 | 216 | 8,114 |
| DCK | 1,416 | 15 | 212 | 7,964 |
| FEP | 288 | 85 | 245 | 9,204 |
| FSP | 290 | 60 | 174 | 6,536 |
| STR | 25 | 10 | 2 | 75 |
| STR | 25 | 10 | 2 | 75 |
| TOTALS | 3,742 | | 2,333 | 87,639 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,333 | 120.4000 | 78.26 | 182,581 | 1985 | 2000 | 0 | 0 | 0 | 52.00 | 48.00 |

1 M/H 93- – 0% - 0 Heated Area: 1943 HX Base Yr




85790 BLACKMON RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 157,099 |
| TOTAL MARKET OB/XF VALUE | 33,753 |
| TOTAL LAND VALUE - MARKET | 231,250 |
| TOTAL MARKET VALUE | 422,102 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 422,102 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 422,102 |
| TOTAL JUST VALUE | 422,102 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 385,339 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8269 | REPAIR/RRF | 700 | 07/28/1992 |
| 80000 | XFOB | 10,608 | 04/14/1992 |
| 3331 | GARAGE | 12,584 | 04/23/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2517/0762 | 11/30/2021 | WD | Q | I | 01 | 440,000 |
| GRANTOR: DUFRESNE MARK R & MAR | | | | | | |
| GRANTEE: BERRYMAN RICHARD W | | | | | | |
| 2181/1994 | 3/05/2018 | WD | Q | I | 01 | 335,000 |
| GRANTOR: STEPHENS JOSEPH W JR | | | | | | |
| GRANTEE: DUFRESNE MARK R & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2016] W5 STR=[YR=2016] N5 W5 S5 E5$ W23
STR=[YR=2016] N5 W5 S5 E5$ W31 S24 BAS=[YR=1993] S26
BAS=[YR=1995] S8 E27 FSP=[YR=2016] E5 S2 E25 N10 W30 S8$ N8
W27$ E57 N26 W16 FEP=[YR=1993] N12 W24 S12 E24$ W41$ E59
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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0300 | BOAT DCK W | 0 | 0 | 165 | 4 | 660.00 | SF | 40.00 | 40.00 | 100 | 1982 | 1982 | 3 | 20 | 5,280 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 20 | 24 | 480.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 66 | 2,059 | |
| 4 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 60 | 2,100 | |
| 5 | 1242 | WD DECK A | 0 | 0 | 12 | 3 | 36.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 72 | |
| 6 | 0310 | AL GANG WY | 0 | 0 | 0 | 0 | 20.00 | LF | 115.00 | 115.00 | 100 | 1997 | 1997 | 3 | 20 | 460 | |
| 7 | 0303 | FLT DOCK W | 0 | 0 | 20 | 8 | 160.00 | SF | 26.00 | 26.00 | 100 | 1997 | 1997 | 3 | 26 | 1,082 | |
| 8 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 448.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 2,184 | |
| 9 | 0317 | DCK PLNG W | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 1997 | 1997 | 3 | 20 | 400 | |
| 10 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 269.00 | LF | 32.00 | 32.00 | 100 | 2014 | 2014 | 3 | 89 | 7,661 | |
| 11 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 675.00 | SF | 7.50 | 7.50 | 100 | 2014 | 2014 | 3 | 95 | 4,809 | |

TOTAL OB/XF 26,107

## LAND DESCRIPTION

| 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 | 000130 | C | SFR WATER | 0 | | OR | 0.00 | 0.00 | 185.00 | FF | | 1.00 | 1.00 | 1.00 | 1,250.00 | 1,250.00 | 231,250 | | | | | | | |

REVIEW DATE 02/02/2017 BY KW Total Acres: 0.00 Total Land Value: 231,250 Market: 0 Agricultural: 0 Common: 231,250 PRINTED 08/02/2023 BY SYS

BLOCK 1 LOT 4
R568128 & R568129
LOFTON BLUFF 2 PB 4/92 & 93

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**2023**

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## NASSAU COUNTY PROPERTY



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| Interior Floo | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

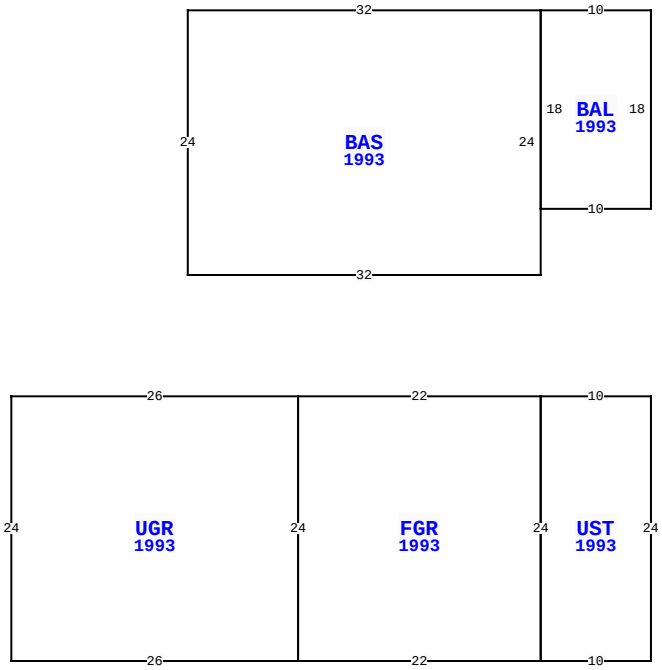
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAL | 180 | 15 | 27 | 1,273 |
| BAS | 768 | 100 | 768 | 36,191 |
| FGR | 528 | 55 | 290 | 13,666 |
| UGR | 624 | 45 | 281 | 13,242 |
| UST | 240 | 45 | 108 | 5,090 |
| TOTALS | 2,340 | | 1,474 | 69,460 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 1,474 | 112.2000 | 56.10 | 82,691 | 1987 | 1987 | 0 | 0 | 0 | 16.00 | 84.00 |

2 ACCESORY U – 0% - 0 Heated Area: 768 HX Base Yr




85790 BLACKMON RD, YULEE

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|---|---|---|---|
| | | | |

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| GRANTEE: BERRYMAN RICHARD W | | | | | | |
| 2181/1994 | 3/05/2018 | WD | Q | I | 01 | 335,000 |
| GRANTOR: STEPHENS JOSEPH W JR | | | | | | |
| GRANTEE: DUFRESNE MARK R & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=1993] W10 FGR=[YR=1993] W22 UGR=[YR=1993] W26 S24 E26 N24$ S24 E22 N24$ S24 E10 N24$ PTR=N35 BAL=[YR=1993] W10 BAS=[YR=1993] W32 S24 E32 N24$ S18 E10 N18$ S35$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,197.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 7,646 | |

TOTAL OB/XF 7,646

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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