BLOCK 1 LOT 24
LOFTON BLUFF 2 PB 4/92 & 93

ROSENTHAL GREGORY C & KARA N
85147 AMANDA COURT
YULEE, FL 32097

2023

43-2N-27-4621-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

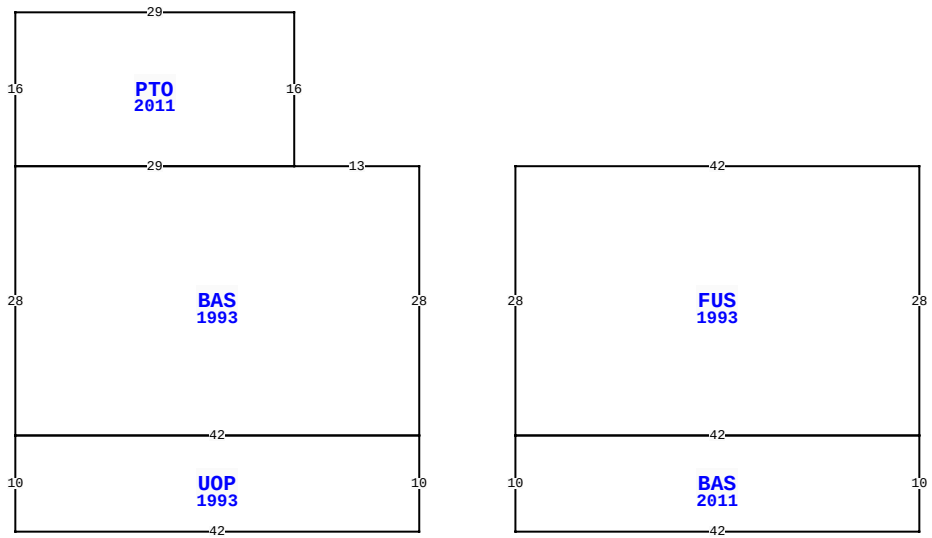
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	96,200
BAS	420	100	420	34,357
FUS	1,176	100	1,176	96,200
PTO	464	5	23	1,882
UOP	420	20	84	6,872
TOTALS	3,656		2,879	235,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,879	104.2460	94.08	270,856	1982	1995	0	0	0	13.05	86.95

1 SINGLE FAM – 100% - 2022 Heated Area: 2772 HX Base Yr 2022



85147 AMANDA CT, 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		235,509
TOTAL MARKET OB/XF VALUE		9,436
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		324,945
SOH/AGL Deduction		68,676
ASSESSED VALUE		256,269
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		206,269
TOTAL JUST VALUE		324,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015711	REMODEL	33,000	11/12/2021
B24277	REMODEL	5,000	01/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0300	6/07/2021	WD	Q	I	02	290,000
GRANTOR: HINERMAN JEFFREY L &						
GRANTEE: ROSENTHAL GREGORY C						
0842/1492	7/28/1998	WD	U	I	07	100
GRANTOR: JIMINEZ MARISABEL						
GRANTEE: HINERMAN JEFFREY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 PTO=[YR=2011] N16 W29 S16 E29$ W29 S28 UOP=[YR=1993] S10 E42 N10 W42$ E42 N28$ PTR=E10 FUS=[YR=1993] E42 S28 BAS=[YR=2011] S10 W42 N10 E42$ W42 N28$ W10$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1980	1980	3	20	386	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	23.45	23.45	100	1980	1980	3	20	1,126	
3	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00	35.00	100	2005	2005	3	44	4,620	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2005	2005	3	27	1,080	
5	0810	CONCRETE A	0	100	22	8	176.00	SF	6.50	6.50	100	2005	2005	3	87	995	
6	1242	WD DECK A	0	100	0	0	455.00	SF	10.00	10.00	100	2005	2005	3	27	1,229	

LAND DESCRIPTION

TOTAL OB/XF 9,436

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	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/19/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS