BLOCK 1 LOT 26
LOFTON BLUFF #2 PB 4/92 & 93

TIFTON NASSAU LLC
PO BOX 15163
FERNANDINA BEACH, FL 32035

2023

43-2N-27-4621-0001-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85255 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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	86,000
SOH/AGL Deduction	15,875
ASSESSED VALUE	70,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,125
TOTAL JUST VALUE	86,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8447	MH MOVE-ON	10,000	02/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2380/1054	4/15/2020	QC	U	I	11	100
GRANTOR: PDJ LLC						
GRANTEE: TIFTON NASSAU LLC						
2262/1083	9/25/2018	SW	U	I	12	34,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: PDJ LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	0	0	3	100	3,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/08/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS