

BLOCK 1 LOT 30
IN OR 1213/1467
LOFTON BLUFF 2 PB 4/92 & 93

SMITH DOUGLAS B
85232 AMANDA COURT
YULEE, FL 32097

2023

43-2N-27-4621-0001-0300



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	20	FACE BRICK 90	0900	01	4,381	101.9040	121.01	530,145	2001	2001	0	0	0	15.20	84.80	VALUATION BY STANDARD												
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2005													Heated Area: 3278												
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2005												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	15	HARDTILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	3	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	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																								
BAL	336	15	50	5,131																								
BAS	2,382	100	2,382	244,433																								
FDG	896	60	538	55,207																								
FEP	240	80	192	19,702																								
FGR	542	55	298	30,580																								
FOP	50	30	15	1,539																								
FUS	896	100	896	91,944																								
STP	16	10	2	205																								
STR	36	10	4	410																								
STR	36	10	4	410																								
TOTALS	5,430		4,381	449,563																								
EXTRA FEATURES					85232 AMANDA CT, YULEE																							
L N	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	0812	CONCRETE C	0	100	0	0	7,778.00	SF	4.00	4.00	100	2001	2001	3	82	25,512												
2	0940	SHEDS/PORT	0	100	16	6	96.00	SF	30.00	30.00	100	2000	2000	3	20	576												
3	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2007	2007	3	52	20,553												
4	0855	CONC PAVER	0	100	0	0	1,406.00	SF	10.00	10.00	100	2007	2007	3	89	12,513												
5	0920	CWALL-WD/M	0	100	0	0	154.00	LF	390.00	390.00	100	2003	2003	3	22	13,213												
6	0300	BOAT DCK W	0	100	75	4	300.00	SF	40.00	40.00	100	2003	2003	3	36	4,320												
7	0475	VF 4 SBPL	0	100	0	0	78.00	LF	14.00	14.00	100	2005	2005	3	69	753												
8	0476	VF 6 SBPL	0	100	0	0	224.00	LF	32.00	32.00	100	2005	2005	3	69	4,946												
9	0479	VF PICKET	0	100	0	0	63.00	LF	10.00	10.00	100	2005	2005	3	69	435												
10	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	69	621												
TOTAL OB/XF 83,442																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	100,000.00	100,000.00	108,000											
REVIEW DATE 11/12/2019 BY TWA Total Acres: 1.08 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS																												