BLOCK 1 LOT 32
LOFTON BLUFF #2 PB 4/92 & 93

KIRKLAND KIMBERLY B
85184 AMANDA COURT
YULEE, FL 32097

2023

43-2N-27-4621-0001-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

85184 AMANDA CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	89,000
TOTAL MARKET VALUE	101,000
SOH/AGL Deduction	2,506
ASSESSED VALUE	98,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,494
TOTAL JUST VALUE	101,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003498	76X30 D/H M/H 4BD		03/16/2023
B1531019	DEMOLITION	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1743	1/30/2023	WD	Q	V	01	180,000
GRANTOR: FLOREY STEPHEN & NANC						
GRANTEE: KIRKLAND KIMBERLY B						
1295/1074	2/15/2005	WD	Q	I		150,000
GRANTOR: HUDSON ERMA ELEAZER						
GRANTEE: FLOREY STEPHEN & NA						

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
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000116	C	SFR MARSH	0		OR	0.00	0.00	0.89	AC		1.00	1.00	1.00	100,000.00	100,000.00	89,000							

REVIEW DATE 03/02/2022 BY NWA Total Acres: 0.89 Total Land Value: 89,000 Market: 0 Agricultural: 0 Common: 89,000 PRINTED 08/02/2023 BY SYS