BLOCK 1 LOT 35
IN OR 2210/1619
ESMT IN OR 458/455

JONES LONNIE D SR & JUDY
85092 AMANDA COURT
YULEE, FL 32097

2023

43-2N-27-4621-0001-0350

BUILDING CHARACTERISTICS

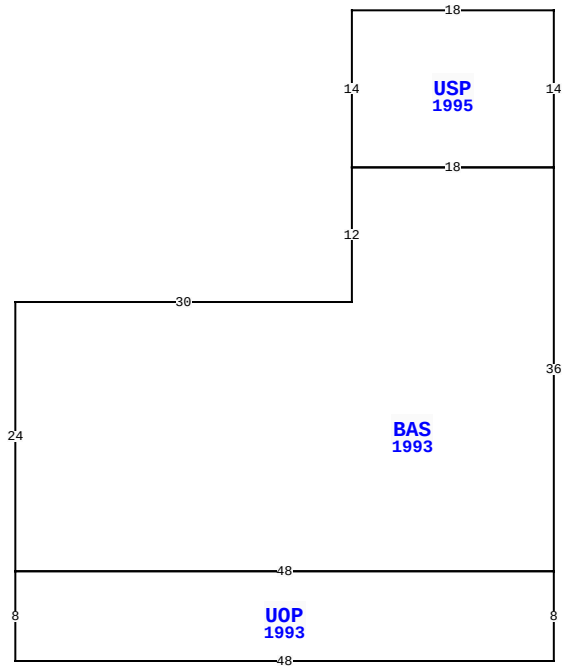
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,368	100	1,368	24,780
UOP	384	25	96	1,739
USP	252	50	126	2,282
TOTALS	2,004		1,590	28,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,590	92.9000	60.38	96,004	1970	1970	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1368 HX Base Yr



85104 AMANDA CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,391
TOTAL MARKET OB/XF VALUE	13,173
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	191,564
SOH/AGL Deduction	56,464
ASSESSED VALUE	135,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,100
TOTAL JUST VALUE	191,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704120	XFOB	4,050	07/01/1997
95-0289	REPAIR/RRF	600	02/01/1995
8208	XFOB	2,040	06/29/1992
6487	XFOB	5,440	05/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1619	7/18/2018	LE	U	I	11	100
GRANTOR: JONES SHIRLEY A						
GRANTEE: JONES LONNIE D SR &						
0480/0158	1/01/1986	WD	Q	V		12,960
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1995] W18 S14 BAS=[YR=1993] S12 W30 S24 UOP=[YR=1993] S8 E48 N8 W48$ E48 N36 W18$ E18 N14$.

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	0803	ASPHALT C	0	0	0	0	3,464.00	SF	2.00	2.00	100	1989	1989	3	50	3,464	
2	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	100	1985	1985	3	49.5	444	
5	0350	CARPORT WD	0	0	20	32	640.00	SF	13.00	13.00	100	1990	1990	3	20	1,664	
7	0940	SHEDS/PORT	0	0	25	20	500.00	SF	30.00	30.00	100	1992	1992	3	20	3,000	
8	0681	POLE SHED	0	0	10	15	150.00	SF	15.00	15.00	100	1986	1986	3	20	450	
9	0940	SHEDS/PORT	0	0	10	15	150.00	SF	30.00	30.00	100	1986	1986	3	20	900	
10	0810	CONCRETE A	0	0	0	0	959.00	SF	6.50	6.50	100	1986	1986	3	52	3,241	
11	0862	POOL VINYL	0	0	0	0	1.00	SF	50.00	50.00	100	1990	1990	3	20	10	

LAND DESCRIPTION

TOTAL OB/XF 13,173

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	1.40	AC		1.00	1.00	1.00	100,000.00	100,000.00	140,000							

REVIEW DATE 07/11/2017 BY SB Total Acres: 1.40 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

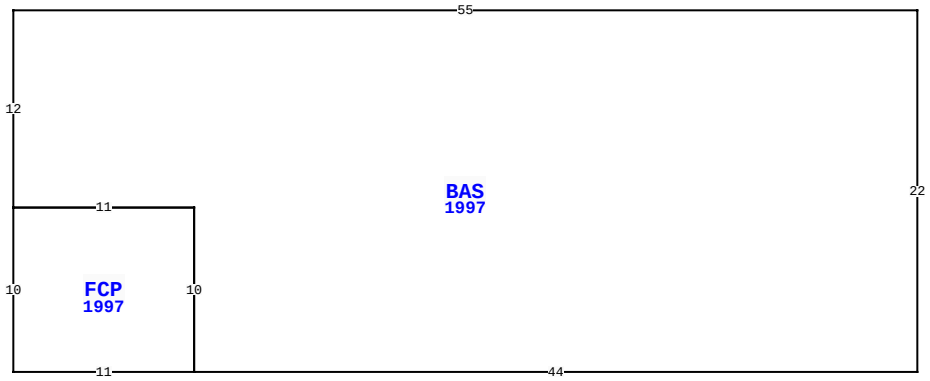
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	29	NONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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
BAS	1,100	100	1,100	9,048
FCP	110	60	66	543
TOTALS	1,210		1,166	9,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,166	68.5440	16.45	19,181	1997	1997	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 1100 HX Base Yr



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INCOME VALUE	
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W55 S12 FCP=[YR=1997] S10 E11 N10 W11$ E11 S10 E44 N22$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/11/2017 BY SB Total Acres: 1.40 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS