BLOCK 2 LOT 14
ESMT IN OR 396/422
LOFTON BLUFF 2 PB 4/92 & 93

VEST LARRY L & AMANDA G
85263 DAVID ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

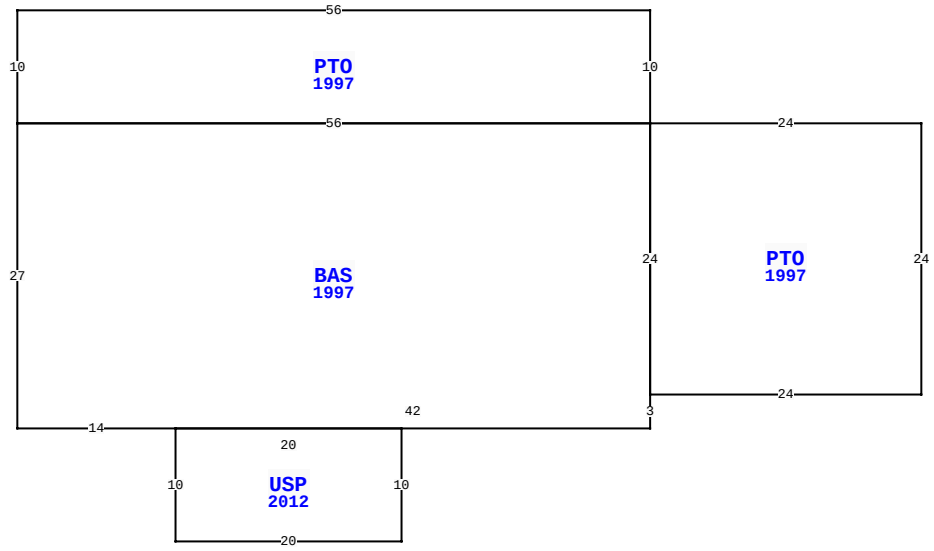
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,512	100	1,512	128,127
PTO	560	5	28	2,373
PTO	576	5	29	2,458
USP	200	30	60	5,084
TOTALS	2,848		1,629	138,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	107.0000	96.57	157,313	1997	1997	0	0	0	12.25	87.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



85263 DAVID RD, 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		138,042
TOTAL MARKET OB/XF VALUE		4,132
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		222,174
SOH/AGL Deduction		72,715
ASSESSED VALUE		149,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,459
TOTAL JUST VALUE		222,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704076	NEW CONSTR	68,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0706	7/18/2019	WD	U	I	30	160,000
GRANTOR: VEST MARY FRANCES						
GRANTEE: VEST LARRY L & AMAN						
0374/0724	12/01/1982	WD	Q	V		9,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W56 S10 BAS=[YR=1997] S27 E14 USP=[YR=2012] S10 E20 N10W20$ E42 N3 PTO=[YR=1997] E24 N24 W24 S24 $ N24 W56$ E56 N10$.

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
2	0681	POLE SHED	0	100	24	9	216.00	SF	15.00	15.00	100	1997	1997	3	26	842	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1997	1997	3	20	1,728	
4	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1997	1997	3	75	410	
5	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	1998	1998	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 4,132

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 08/22/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS