BLOCK 2 LOT 15
IN OR 984 PG 1919
LOFTON BLUFF 2 PB 4/92 & 93

SAPP CHARLES L/THOMPSON HEATHER L
85237 DAVID ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

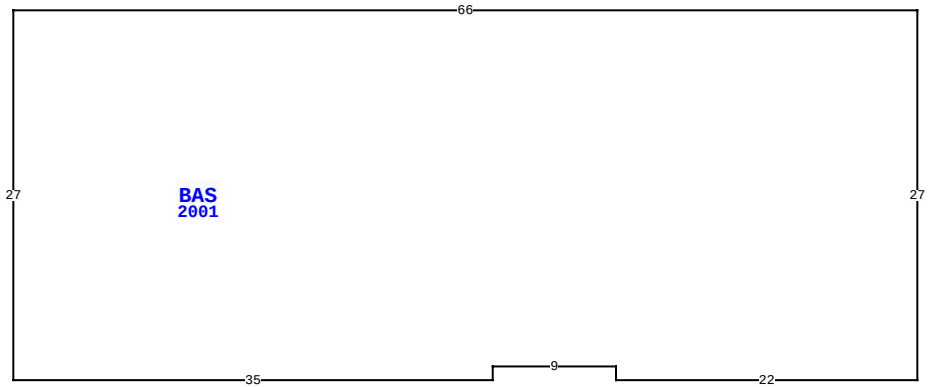
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,773	100	1,773	72,729
TOTALS	1,773		1,773	72,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,773	117.2000	82.04	145,457	2001	2001	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2002 Heated Area: 1773 HX Base Yr 2002



85237 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		72,728
TOTAL MARKET OB/XF VALUE		5,111
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		157,839
SOH/AGL Deduction		85,687
ASSESSED VALUE		72,152
TOTAL EXEMPTION VALUE	HX HB	47,152
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		157,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018309	FOUNDATION	2,000	05/01/2001
3917	N/A	8,365	03/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0984/1919	5/08/2001	WD	U	I	01	28,400
GRANTOR: THOMPSON WANDA & JOHN						
GRANTEE: SAPP CHARLES L & TH						
0861/0353	12/31/1998	WD	U	I	01	100
GRANTOR: HOWES DOUGLAS W & SUL						
GRANTEE: THOMPSON WANDA & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W66 S27 E35 N1 E9 S1 E22 N27 $.

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	0810	CONCRETE A	0	100	15	2	30.00	SF	6.50	6.50	100	1988	1988	3	57	111	
3	0748	M/H FONDTN	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,111

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	000230	C	MH-SFR LOT	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 06/23/2017 BY SB Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS