

BLOCK 2 LOTS 21 & 22
IN OR 484/58 & OR 511/279
LOFTON BLUFF 2 PB 4/92 & 93

CRESSEY DAVID T & BONNIE K
85055 DAVID RD
YULEE, FL 32097

2023

43-2N-27-4621-0002-0210



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	VALUATION SUMMARY												
Exterior Wall	17	CB STUCCO 100	0100	01	2,017	106.8200	96.41	194,459	1986	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1702 HX Base Yr											
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 163,346											
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 10,966											
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET 160,000											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 334,312											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 182,998											
Bedrooms	3	100														ASSESSED VALUE 151,314											
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB VX 55,000											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 96,314											
Stories	1.	1. 100														TOTAL JUST VALUE 334,312											
Units	0	100	NCON VALUE 0																								
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 261,456																								
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	1,702	100	1,702	137,836																							
FEP	346	80	277	22,433																							
UOP	192	20	38	3,078																							
TOTALS			2,240	2,017												163,346											
EXTRA FEATURES			85055 DAVID RD, 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	1,434.00	SF	4.00	4.00	100	1987	1987	3	54.5	3,126											
2	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1983	1983	3	20	5,040											
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288											
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000											
5	1242	WD DECK A	0	100	60	3	180.00	SF	10.00	10.00	100	1990	1990	3	20	360											
9	0351	CARPORT MT	0	100	24	24	576.00	SF	10.00	10.00	100	1995	1995	3	20	1,152											
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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000										
2	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000										
REVIEW DATE 03/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																											