BLOCK 3 LOT 9
LOFTON BLUFF 2 PB 4/92 & 93

HINERMAN GARY & MICHELLE
611 S 10TH STREET
FERNANDINA BEACH, FL 32034

2023

43-2N-27-4621-0003-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85255 STEPHEN RD, 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	8,040
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	88,040
SOH/AGL Deduction	0
ASSESSED VALUE	88,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,040
TOTAL JUST VALUE	88,040
NCON VALUE	8,040
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1356	5/28/2021	WD	Q	I	01	142,500
GRANTOR: METTS EDDIE & SHERYL						
GRANTEE: HINERMAN GARY & MIC						
0927/0534	4/05/2000	WD	U	I		66,000
GRANTOR: HANNAH CLYDE C						
GRANTEE: METTS EDDIE & SHERY						

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
1	0937	WELL	0	0	0	0	1.00	UT	4,020.00	4,020.00	100	1984	1984	3	100	4,020	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	4,020.00	4,020.00	100	1984	1984	3	100	4,020	

LAND DESCRIPTION

TOTAL OB/XF 8,040

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 01/10/2023 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS