BLOCK 7 LOT 18
LOFTON BLUFF 3 PB 4/108

CULLMANN KURT ROLD DIETER/CULLMANN-ANDERSON KIRA C
5272 CATTLE CROSSING WAY
JACKSONVILLE, FL 32226

2023

43-2N-27-4622-0007-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

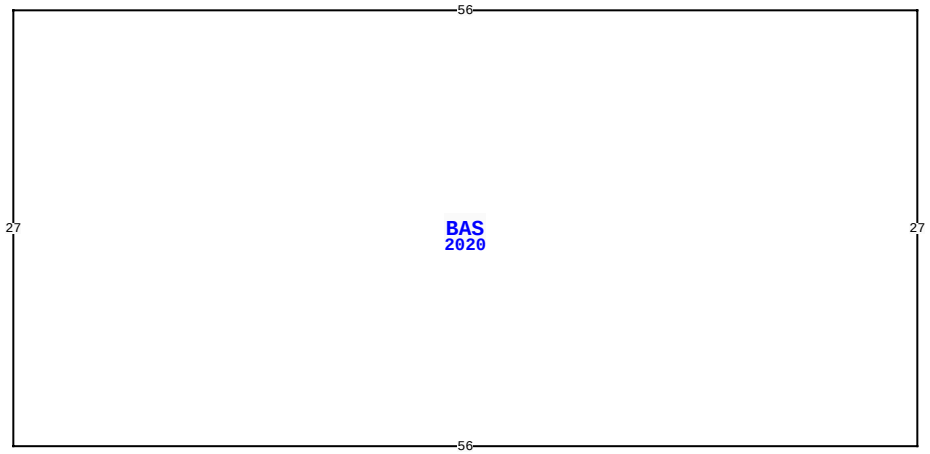
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	90,150
TOTALS	1,512		1,512	90,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	152.1000	106.47	160,983	1999	2004	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 2023 Heated Area: 1512 HX Base Yr



85415 DICK KING RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,410
TOTAL MARKET OB/XF VALUE	2,940
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	187,350
SOH/AGL Deduction	0
ASSESSED VALUE	187,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,350
TOTAL JUST VALUE	187,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003229	STG BLDG	34,776	07/15/2020
B25895	WHEELCHAIR RAMP	500	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/1993	4/12/2022	WD	Q	I	01	223,000
GRANTOR: WALDEN FRANK & LAUREN						
GRANTEE: CULLMANN KURT & KIR						
2363/1445	4/10/2020	SW	Q	I	01	137,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: WALDEN FRANK & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W56 S27 E56 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 10/02/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS

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LOFTON BLUFF 3 PB 4/108

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2023

43-2N-27-4622-0007-0180

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

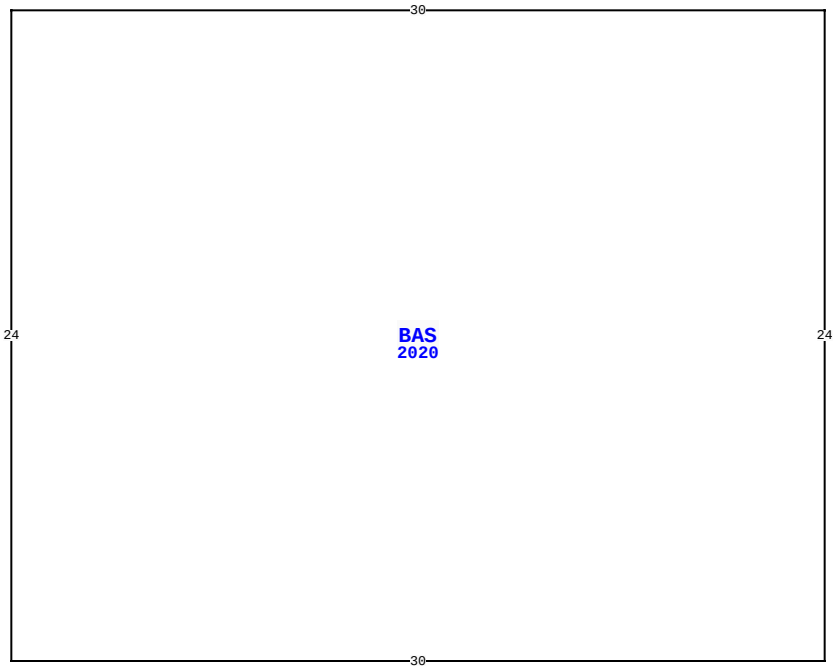
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,260
TOTALS	720		720	14,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	57.7500	20.21	14,551	2020	2020	0	0	0	2.00	98.00

3 GARAGE RES – 0% - 2023 Heated Area: 720 HX Base Yr



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	187,350
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INCOME VALUE	
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2363/1445	4/10/2020	SW	Q	I	01	137,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: WALDEN FRANK & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S24 E30 N24$.

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 10/02/2020 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS