BLOCK 7 LOT 21
LOFTON BLUFF 3 PB 4/108

CHANCEY DANIEL BEN
85228 HADDOCK ROAD
YULEE, FL 32097

2023

43-2N-27-4622-0007-0210

BUILDING CHARACTERISTICS

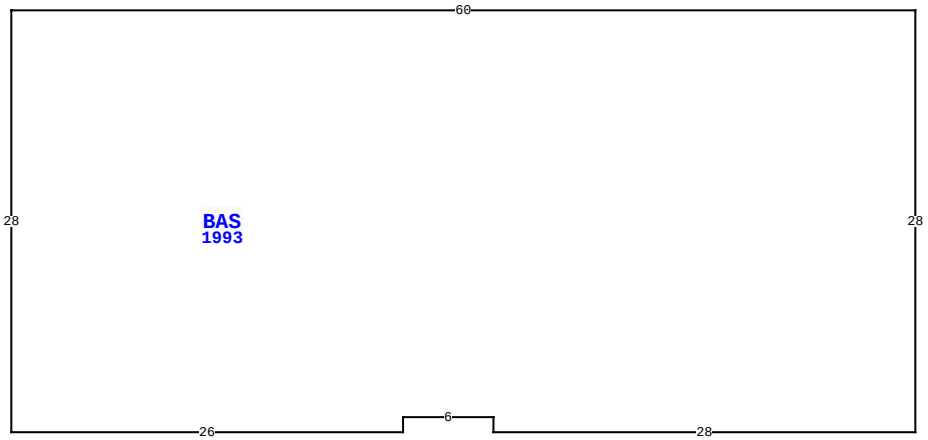
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,674	100	1,674	38,258
TOTALS	1,674		1,674	38,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,674	117.2000	76.18	127,525	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1674 HX Base Yr



85331 DICK KING 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	38,258
TOTAL MARKET OB/XF VALUE	4,621
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	122,879
SOH/AGL Deduction	0
ASSESSED VALUE	122,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,879
TOTAL JUST VALUE	122,879
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0551	2/10/2023	WD	U	I	11	100
GRANTOR: KURLIN JONATHON PAUL						
GRANTEE: CHANCEY DANIEL BEN						
2591/1645	9/20/2022	QC	U	I	11	100
GRANTOR: THOMAS LOREA MACHELLE						
GRANTEE: KURLIN JONATHON PAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E26 N1 E6 S1 E28 N28$.

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	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1986	1986	3	20	1,440	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
3	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1990	1990	3	20	160	
4	1242	WD DECK A	0	0	12	24	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
5	0820	WOOD WALK	0	0	24	4	96.00	SF	11.75	11.75	100	2008	2008	3	40	451	

LAND DESCRIPTION

TOTAL OB/XF 4,621

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/25/2021 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS