BLOCK 8 LOT 11
LOFTON BLUFF 3 PB 4/108

POIRIER DAVID E L/E/
PO BOX 1097
HILL CITY, SD 57745

2023

43-2N-27-4622-0008-0110

BUILDING CHARACTERISTICS

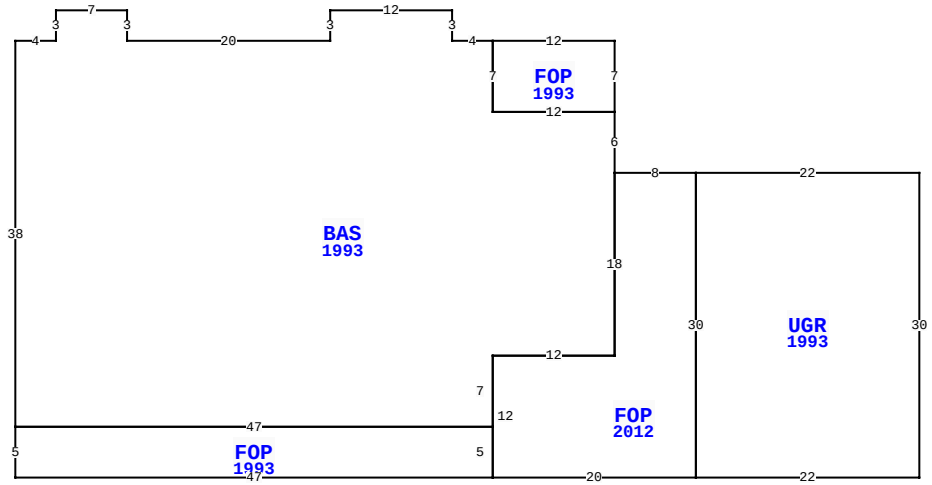
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,131	100	2,131	172,621
FOP	84	30	25	2,026
FOP	235	30	70	5,670
FOP	384	30	115	9,316
UGR	660	45	297	24,058
TOTALS	3,494		2,638	213,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,638	105.6000	95.30	251,401	1992	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 2131 HX Base Yr



85481 PHILLIPS RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	213,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	293,691
SOH/AGL Deduction	53,145
ASSESSED VALUE	240,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,546
TOTAL JUST VALUE	293,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313473	ROOF	9,000	05/01/2013
4611	NEW CONSTR	2,400	01/31/1992
7885	TEMP POLE	0	12/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0394	2/26/2020	LE	U	I	11	100
GRANTOR: POIRIER DAVID E & THE						
GRANTEE: THEM THAT TRUST						
2313/1734	10/18/2019	WD	U	I	11	100
GRANTOR: POIRIER DAVID E						
GRANTEE: POIRIER DAVID E & T						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 FOP=[YR=2012] W8 BAS=[YR=1993] N6 FOP=[YR=1993] N7 W12 S7 E12 $ W12 N7 W4 N3 W12 S3 W20 N3 W7 S3 W4 S38 FOP=[YR=1993] S5 E47 N5 W47 $ E47 N7 E12 N18 $ S18 W12 S12 E20 N30 $ S30 E22 N30 $.

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
1	000100	C	SFR	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 07/31/2018 BY SBX Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS