

BLOCK 8 LOT 45
IN OR 1647/1905
LOFTON BLUFF 3 PB 4/108

MILLER DAVID WAYNE
85492 DICK KING RD
YULEE, FL 32097

2023

43-2N-27-4622-0008-0450



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 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
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	1,479	100	1,479	121,814
FOP	33	30	10	824
PTO	672	5	34	2,800
UGR	532	45	239	19,684

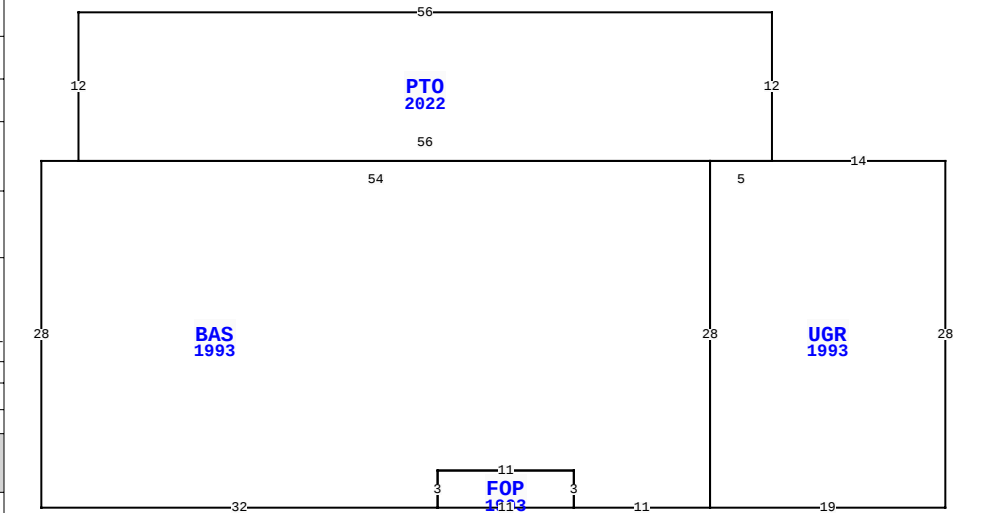
TOTALS	2,716		1,762	145,122
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	2700	QUONSET LW	0 100	24	16	384.00	SF	12.00	
3	0851	PATIO STON	0 100	12	6	72.00	SF	0.75	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,762	108.0000	97.47	171,742	1984	1989	0	0	0 15.50	84.50
1 SINGLE FAM - 100% - 2010 Heated Area: 1479 HX Base Yr 2010											



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

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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	2700	QUONSET LW	0 100	24	16	384.00	SF	12.00	12.00	100	2000	2000	3	48	2,212	
3	0851	PATIO STON	0 100	12	6	72.00	SF	0.75	0.75	100	1999	1999	3	79	43	

TOTAL OB/XF										4,285						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

Total Acres:	0.00	Total Land Value:	80,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		168,591	
TOTAL MARKET OB/XF VALUE		4,285	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		252,876	
SOH/AGL Deduction		112,416	
ASSESSED VALUE		140,460	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		90,460	
TOTAL JUST VALUE		252,876	
NCON VALUE		27,039	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700477	GARAGE	53,556	01/24/2017
V0000076	REMODEL	18,994	03/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1647/1905	10/30/2009	WD	Q	I	01	125,000	
GRANTOR: MILLER NORA							
GRANTEE: MILLER DAVID WAYNE							
1208/0463	2/13/2004	WD	Q	I		155,000	
GRANTOR: BOONE ROSEMARY LEA							
GRANTEE: MILLER NORA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UGR=[YR=1993] W14 PTO=[YR=2022] N12 W56 S12 E56\$ W5							
BAS=[YR=1993] W54 S28 E32 FOP=[YR=1993] E11 N3 W11 S3\$N3 E11							
S3 E11 N28\$ S28 E19 N28\$.							

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