

BLOCK 9 LOT 23
EX FPL ESMT OR 391/398
LOFTON BLUFF 3 PB 4/108

LAMB JANICE N L/E/
85140 PHILLIPS RD
YULEE, FL 32097

2023

43-2N-27-4622-0009-0230



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	08
Interior Floo	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	04
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

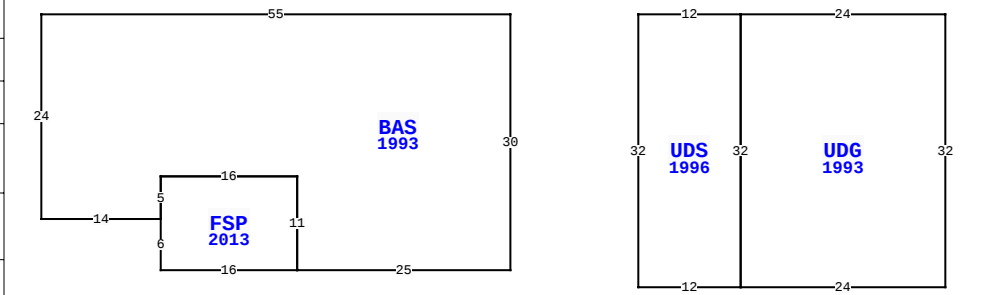
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,390	100	1,390	111,228
FSP	176	40	70	5,602
UDG	768	55	422	33,769
UDS	384	60	230	18,404

TOTALS	2,718	2,112	169,003
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	10	100			
2	0812	CONCRETE C	0	100	24	40			
3	0754	FOP	0	100	12	16			
4	0812	CONCRETE C	0	100	0	0			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,112	106.8200	96.41	203,618	1983	1983	0	0	0	17.00	83.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 1390 HX Base Yr 2018													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	169,003		
TOTAL MARKET OB/XF VALUE	5,911		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	254,914		
SOH/AGL Deduction	106,990		
ASSESSED VALUE	147,924		
TOTAL EXEMPTION VALUE	HX HB VX WX SX		
BASE TAXABLE VALUE	37,924		
TOTAL JUST VALUE	254,914		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	204,259		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970650	REPAIR/RRF	2,300	10/01/1997
3153	XF0B	800	01/17/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2570/0351	6/08/2022	WD	U	I	11	100	
GRANTOR: LAMB JANICE N F/K/A J							
GRANTEE: MAYNARD JESSICA							
1667/1914	10/10/2003	WD	U	I	11	100	
GRANTOR: MORRIS WALTON E SR &							
GRANTEE: HAMBLETT LEONARD &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W55 S24 E14 FSP=[YR=2013] S6 E16 N11 W16 S5 \$ N5 E16 S11 E25N30 \$ PTR= E15 UDS=[YR=1996] E12 UDG=[YR=1993] E24 S32 W24 N32\$ S32 W12 N32\$ W15\$.									

LAND DESCRIPTION									
TOTAL OB/XF									
5,911									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	