

BLK A {K/A PARCEL A} PT OF LOT
11 IN OR 457/403 & OR 1144/166
& ESMT IN OR 447/480

SMITH MARGIE T
221 FLOCO AVE
YULEE, FL 32097

2023

44-2N-28-5180-0011-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	4009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,338	100	1,338	116,584
DCK	42	10	4	349
FEP	170	80	136	11,850
FOP	102	30	31	2,701
SFB	420	80	336	29,277
STR	48	10	5	436
UGR	780	45	351	30,584
UOP	170	20	34	2,962
TOTALS	3,070		2,235	194,743

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
8	0300	BOAT DCK W	0	0	0	0	612.00	SF	30.00	30.00	
10	0855	CONC PAVER	0	0	0	0	333.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	0		RS-1	100.00	150.00	100.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,235	116.3260	104.98	234,630	1985	1988	0	0	17.00	83.00
1 SINGLE FAM - 0% - 0 Heated Area: 1674 HX Base Yr											
95002 ARTHUR TORLEY LN, FERNANDINA BEACH											
BLD DATE: 05/31/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			194,743
TOTAL MARKET OB/XF VALUE			10,571
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			565,314
SOH/AGL Deduction			73,209
ASSESSED VALUE			492,105
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,105
TOTAL JUST VALUE			565,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103083	REPAIR/RRF	10,000	03/15/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1144/0166	5/19/2003	QC	U	I	10
GRANTOR: TORLEY ARTHUR N III					
GRANTEE: SMITH MARGIE T					
0457/0403	6/04/1985	WD	U	I	01
GRANTOR: TORLEY ARTHUR N JR (W					
GRANTEE: SMITH MARGIE T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2002] W10 UGR=[YR=1993] W26 SFB=[YR=2015] W14 S30 E14 N30 \$ S30 E26 N30 \$ S17 E10 N17 \$ PTR= E15 BAS=[YR=1993] E40 FEP=[YR=2002] E10 S17 W10 N17 \$ S30 DCK=[YR=1993] E3 STR=[YR=1994] N12 E4 S12 W4\$ E4 S6 W7 FOP=[YR=1994] W17 N6 E17 S6\$ N6\$ W17 S6 W23 N36\$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	SFR RIVER	0		RS-1	100.00	150.00	100.00	FF	