TRACT 22
LOFTON BLUFF SUB PB 4/57

ANDREWS KATHERINE M & AARON K
4808 CHASTAIN DRIVE
MELBOURNE, FL 32940

2024

43-2N-27-4620-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

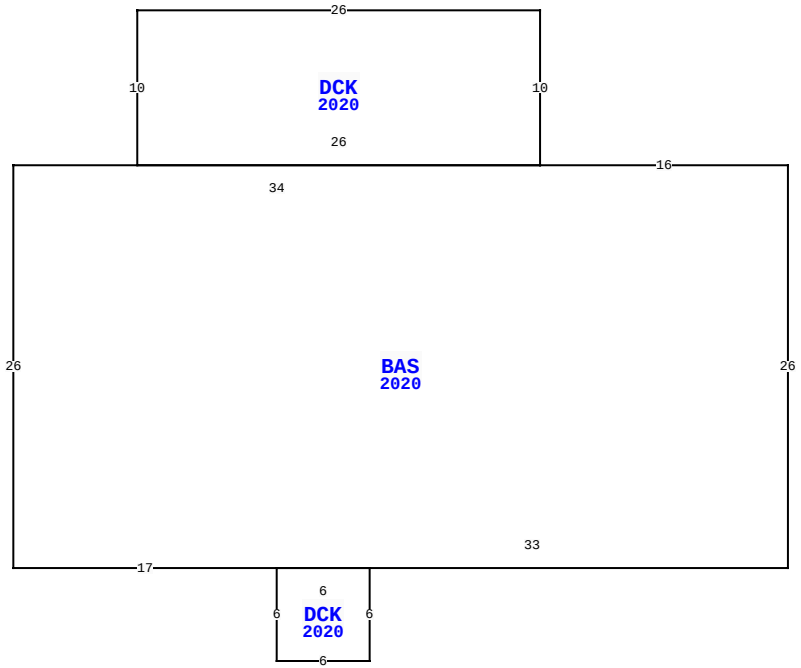
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	109,707
DCK	36	15	5	422
DCK	260	15	39	3,291
TOTALS	1,596		1,344	113,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	116.0000	87.00	116,928	2020	2020	0	0	0	3.00	97.00

2 M/H 94+ – 0% - 0 Heated Area: 1300 HX Base Yr



85188 BLACKMON 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	113,420
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	107,000
TOTAL MARKET VALUE	220,420
SOH/AGL Deduction	22,538
ASSESSED VALUE	197,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,882
TOTAL JUST VALUE	220,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001884	CO ISSUED	0	03/02/2020
2000968	MH MOVE-ON	0	02/03/2020
MH982323	MH MOVE-ON	0	08/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/1509	8/15/2019	WD	Q	I	01	120,000
GRANTOR: HOLLOWAY VERNON D						
GRANTEE: ANDREWS KATHERINE M						
2238/0839	11/06/2018	FJ	U	I	11	0
GRANTOR: HOLLOWAY VELDA ANN ES						
GRANTEE: HOLLOWAY VERNON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 DCK=[YR=2020] N10 W26 S10 E26$ W34 S26 E17
DCK=[YR=2020] S6 E6 N6 W6$ E33 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	100,000.00	100,000.00	107,000							

REVIEW DATE 10/19/2020 BY NW Total Acres: 1.07 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/06/2024 BY SYS