BLOCK 1 LOT 4
LOFTON BLUFF 2 PB 4/92 & 93

BERRYMAN RICHARD W & NANCY M
3350 S FLETCHER AVE K6
FERNANDINA BEACH, FL 32034

2024

43-2N-27-4621-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

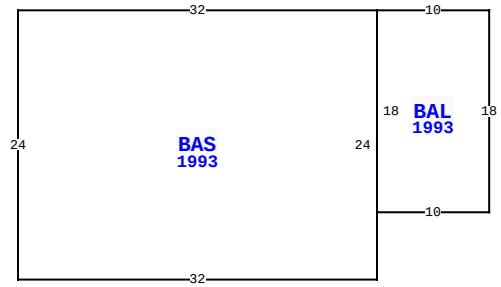
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

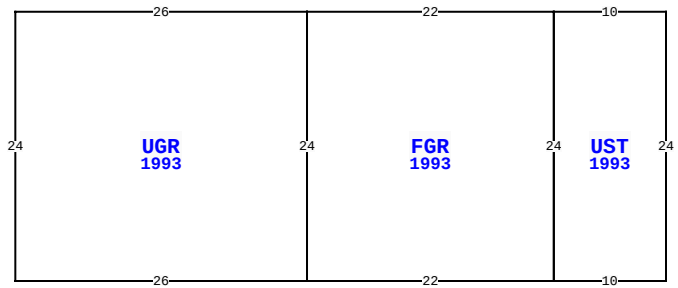
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	180	15	27	1,269
BAS	768	100	768	36,084
FGR	528	55	290	13,625
UGR	624	45	281	13,202
UST	240	45	108	5,074
TOTALS	2,340		1,474	69,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,474	112.2000	56.10	82,691	1987	1987	0	0	0	16.25	83.75

2 ACCESORY U – 0% - 0 Heated Area: 768 HX Base Yr





85790 BLACKMON RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	69,254
TOTAL MARKET OB/XF VALUE	31,596
TOTAL LAND VALUE - MARKET	231,250
TOTAL MARKET VALUE	332,100
SOH/AGL Deduction	0
ASSESSED VALUE	332,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,100
TOTAL JUST VALUE	332,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,102

XFOB:5:1: 12X14 CRPT = BOAT COVER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012829	H2625 G593 P794	498,434	10/05/2023
8269	REPAIR/RRF	700	07/28/1992
80000	XFOB	10,608	04/14/1992
3331	GARAGE	12,584	04/23/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/0762	11/30/2021	WD	Q	I	01	440,000
GRANTOR: DUFRESNE MARK R & MAR						
GRANTEE: BERRYMAN RICHARD W						
2181/1994	3/05/2018	WD	Q	I	01	335,000
GRANTOR: STEPHENS JOSEPH W JR						
GRANTEE: DUFRESNE MARK R & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,-34] W32 S24 E32 N24 $
UGR=[YR=1993;ORIG=-32,0] W26 S24 E26 N24 $
FGR=[YR=1993;ORIG=-10,0] W22 S24 E22 N24 $
UST=[YR=1993;ORIG=0,0] W10 S24 E10 N24 $
BAL=[YR=1993;ORIG=10,-34] W10 S18 E10 N18 $
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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
1	0300	BOAT DCK W	0	0	165	4	660.00	SF	40.00	40.00	100	1982	1982	3	20	5,280	
2	0810	CONCRETE A	0	0	20	24	480.00	SF	6.50	6.50	100	1992	1992	3	64	1,997	
4	0350	CARPORT WD	0	0	12	14	168.00	SF	13.00	13.00	100	1997	1997	3	20	437	
5	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	1997	1997	3	20	460	
6	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	1997	1997	3	25	1,040	
7	0810	CONCRETE A	0	0	0	0	448.00	SF	6.50	6.50	100	1997	1997	3	73	2,126	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	400	
9	0476	VF 6 SBPL	0	0	0	0	269.00	LF	32.00	32.00	100	2014	2014	3	87	7,489	
10	0855	CONC PAVER	0	0	0	0	675.00	SF	7.50	7.50	100	2014	2014	3	95	4,809	
11	0812	CONCRETE C	0	0	0	0	2,197.00	SF	4.00	4.00	100	2005	2005	3	86	7,558	

TOTAL OB/XF 31,596

LAND DESCRIPTION

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	000130	C	SFR WATER	0		OR	0.00	0.00	185.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	231,250							

REVIEW DATE 06/05/2024 BY KW Total Acres: 0.00 Total Land Value: 231,250 Market: 0 Agricultural: 0 Common: 231,250 PRINTED 08/06/2024 BY SYS