



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	960	100	960	111,226
FUS	840	100	840	97,323
UOP	200	20	40	4,635
UOP	200	20	40	4,635
USP	360	30	108	12,513
TOTALS	2,560		1,988	230,331

EXTRA FEATURES	
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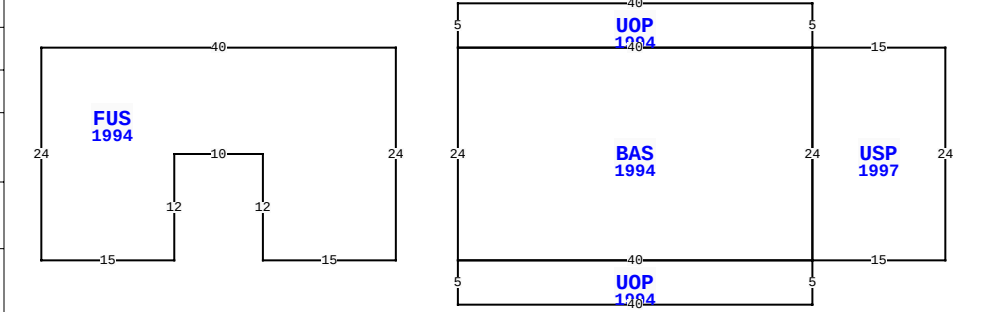
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	14	40		560.00	SF 6.50		100	1986	1986	3	49.5	1,802
2	0940	SHEDS/PORT	0	0	10	16		160.00	SF 30.00		100	1996	1996	3	20	960
3	0940	SHEDS/PORT	0	0	16	13		208.00	SF 30.00		100	2000	2000	3	20	1,248
4	0681	POLE SHED	0	0	0	0		248.00	SF 15.00		100	1996	1996	3	24	893
5	0351	CARPORT MT	0	0	24	20		480.00	SF 10.00		100	2012	2012	3	55	2,640
6	1242	WD DECK A	0	0	7	13		91.00	SF 10.00		100	2000	2000	3	20	182
7	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00		100	2000	2000	3	84	2,940

LAND DESCRIPTION			TOTAL OB/XF 10,665													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00

REVIEW DATE	05/12/2019	BY	KBA
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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
0900	01	1,988	102.1356	127.67	253,808	1994	2004	0	0	9.25	90.75

1 SNGL FAM - 0% - 2024 Heated Area: 1800 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

85127 AMANDA CT, YULEE

TOTAL AMOUNT OF TOTAL										INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
560.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,802							
160.00	SF	30.00	30.00	100	1996	1996	3	20	960							
208.00	SF	30.00	30.00	100	2000	2000	3	20	1,248							
248.00	SF	15.00	15.00	100	1996	1996	3	24	893							
480.00	SF	10.00	10.00	100	2012	2012	3	55	2,640							
91.00	SF	10.00	10.00	100	2000	2000	3	20	182							
1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940							
TOTAL																

TOTAL OB/XF												10,665	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00		

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 4	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				230,331	
TOTAL MARKET OB/XF VALUE				10,665	
TOTAL LAND VALUE - MARKET				80,000	
TOTAL MARKET VALUE				320,996	
SOH/AGL Deduction				0	
ASSESSED VALUE				320,996	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				320,996	
TOTAL JUST VALUE				320,996	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				329,108	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24815	ADDITION	9,843	06/01/2011
94-01256	NEW CONSTR	7,400	07/01/1994
3360	NEW CONSTR	33,800	05/18/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2665/1075	9/05/2023	WD	Q	I	01	375,000	
GRANTOR: SANDER MARTINA M							
GRANTEE: BOVE BRIAN PATRICK							
2533/0239	1/25/2022	WD	Q	I	01	360,000	
GRANTOR: CARTUS FINANCIAL CORP							
GRANTEE: SANDER MARTINA M							

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1994;ORIG=-55,0] S24 E40 N24 W40 \$															
FUS=[YR=1994;ORIG=-102,0] E40 S24 W15 N12 W10 S12 W15 N24 \$															
USP=[YR=1997;ORIG=0,0] W15 S24 E15 N24 \$															
UOP=[YR=1994;ORIG=-15,0] N5 W40 S5 E40 \$															
UOP=[YR=1994;ORIG=-55,24] S5 E40 N5 W40 \$															
PTR=[ORIG=0,0] E15 W15 \$															

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
80,000							

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000

PRINTED 08/06/2024 BY SYS