BLOCK 1 LOT 26
LOFTON BLUFF #2 PB 4/92 & 93

WILSON STEPHANIE A
85255 AMANDA COURT
YULEE, FL 32097

2024

43-2N-27-4621-0001-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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

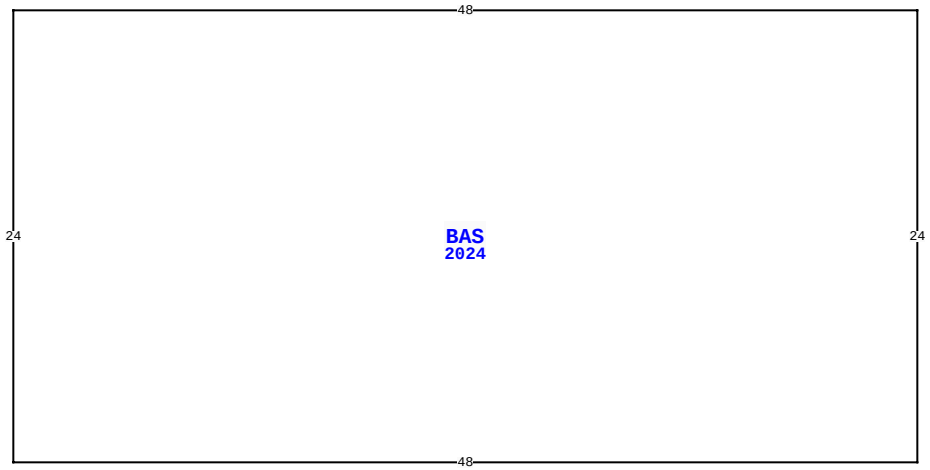
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	75,479
TOTALS	1,152		1,152	75,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.0000	81.90	94,349	1993	2015	0	0	0	20.00	80.00

1 M/H 93- – 0% - 2024 Heated Area: 1152 HX Base Yr



85255 AMANDA CT, 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	75,479
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	155,479
SOH/AGL Deduction	2,863
ASSESSED VALUE	152,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,616
TOTAL JUST VALUE	155,479
NCON VALUE	47,223
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,000

BLDG:1:4: 1993 DEST (1995)
BLDG:1:3: RP: R583831 & R583832
BLDG:1:1: DW/MH/ID 034899A & 034899B

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8447	MH MOVE-ON	10,000	02/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1280	3/19/2024	WD	Q	I	01	220,000
GRANTOR: TIFTON NASSAU LLC						
GRANTEE: WILSON STEPHANIE A						
2380/1054	4/15/2020	QC	U	I	11	100
GRANTOR: PDJ LLC						
GRANTEE: TIFTON NASSAU LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E48 S24 W48 N24 $
.

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 12/08/2020 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS