

BLOCK 1 LOT 30
IN OR 1213/1467
LOFTON BLUFF 2 PB 4/92 & 93

SMITH DOUGLAS B
85232 AMANDA COURT
YULEE, FL 32097

2024

43-2N-27-4621-0001-0300



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	20	FACE BRICK 90	0900	01	4,381	101.9040	127.38	558,052	2001	2001	0	0	0	15.93	84.07	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 10	1 SNGL FAM - 100% - 2005													Heated Area: 3278									
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2005									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	15	HARDTILE 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	3	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
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																					
BAL	336	15	50	5,354																					
BAS	2,382	100	2,382	255,084																					
FDG	896	60	538	57,613																					
FEP	240	80	192	20,561																					
FGR	542	55	298	31,912																					
FOP	50	30	15	1,607																					
FUS	896	100	896	95,951																					
STP	16	10	2	214																					
STR	36	10	4	429																					
STR	36	10	4	429																					
TOTALS	5,430		4,381	469,154																					
EXTRA FEATURES					85232 AMANDA CT, YULEE																				
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	0812	CONCRETE C	0	100	0	0	7,778.00	SF	4.00	4.00	100	2001	2001	3	80	24,890									
2	0940	SHEDS/PORT	0	100	16	6	96.00	SF	30.00	30.00	100	2000	2000	3	20	576									
3	0861	POOL GUNIT	0	100	0	0	465.00	SF	85.00	85.00	100	2007	2007	3	48	18,972									
4	0855	CONC PAVER	0	100	0	0	1,406.00	SF	10.00	10.00	100	2007	2007	3	88	12,373									
5	0920	CWALL-WD/M	0	100	0	0	154.00	LF	390.00	390.00	100	2003	2003	3	21	12,613									
6	0300	BOAT DCK W	0	100	75	4	300.00	SF	40.00	40.00	100	2003	2003	3	32	3,840									
7	0475	VF 4 SBPL	0	100	0	0	78.00	LF	14.00	14.00	100	2005	2005	3	66	721									
8	0476	VF 6 SBPL	0	100	0	0	224.00	LF	32.00	32.00	100	2005	2005	3	66	4,731									
9	0479	VF PICKET	0	100	0	0	63.00	LF	10.00	10.00	100	2005	2005	3	66	416									
10	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	66	594									
LAND DESCRIPTION										TOTAL OB/XF 79,726															
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	100,000.00	100,000.00	108,000								
REVIEW DATE 11/12/2019 BY TWA Total Acres: 1.08 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/06/2024 BY SYS																									