BLOCK 1 LOT 31
IN OR 544 PG 985
LOFTON BLUFF 2 PB 4/92 & 93

SMITH WILLIAM H
85226 AMANDA CT
YULEE, FL 32097

**2024**

**43-2N-27-4621-0001-0310**

## 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 | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

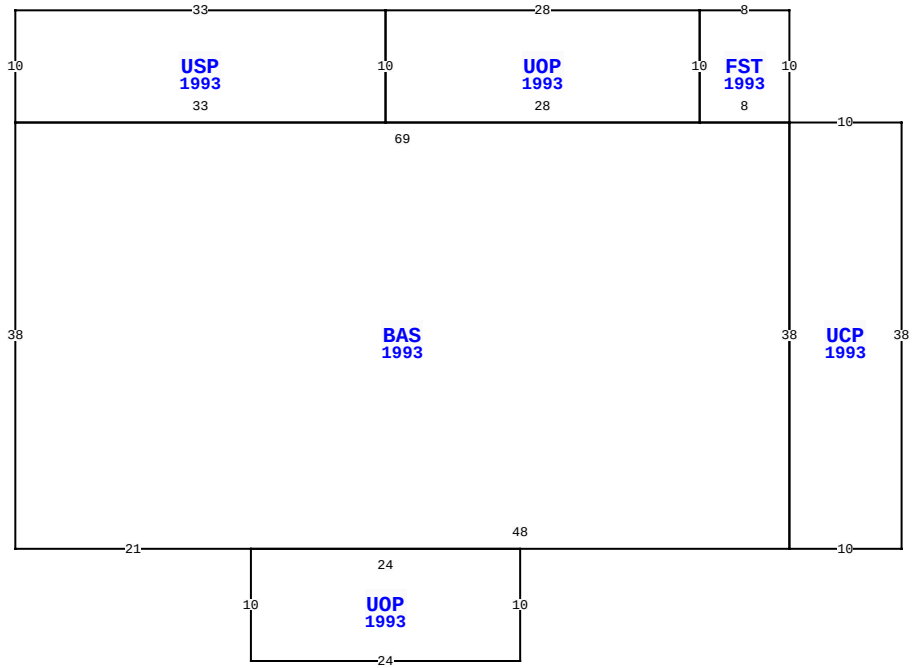
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,622 | 100 | 2,622 | 64,753 |
| FST | 80 | 65 | 52 | 1,284 |
| UCP | 380 | 20 | 76 | 1,877 |
| UOP | 240 | 25 | 60 | 1,482 |
| UOP | 280 | 25 | 70 | 1,729 |
| USP | 330 | 50 | 165 | 4,075 |
| TOTALS | 3,932 | | 3,045 | 75,199 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 3,045 | 117.6000 | 82.32 | 250,664 | 1983 | 1983 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 2622 HX Base Yr




85226 AMANDA CT, YULEE

| | |
|---|---|
| BLD DATE | |
| XF DATE | |
| INC DATE | |
| LGL DATE | |
| LAND DATE | |
| AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 75,199 |
| TOTAL MARKET OB/XF VALUE | | 3,334 |
| TOTAL LAND VALUE - MARKET | | 107,000 |
| TOTAL MARKET VALUE | | 185,533 |
| SOH/AGL Deduction | | 115,138 |
| ASSESSED VALUE | | 70,395 |
| TOTAL EXEMPTION VALUE | HX HB WR | 50,395 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 185,533 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,232 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-0181 | REPAIR/RRF | 1,950 | 03/01/1994 |
| 6860 | REPAIR/RRF | 1,471 | 11/21/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0544/0985 | 6/03/1988 | WD | Q | I | | 65,000 |
| GRANTOR: LEE LARRY A | | | | | | |
| GRANTEE: SMITH WILLIAM H | | | | | | |
| 0411/0309 | 2/01/1984 | WD | Q | V | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W8 UOP=[YR=1993] W28 USP=[YR=1993] W33 S10
BAS=[YR=1993] S38 E21 UOP=[YR=1993] S10 E24 N10 W24$ E48
UCP=[YR=1993] E10 N38 W10 S38$ N38 W69$ E33 N10$ S10 E28 N10$
S10 E8 N10$.

## 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 | 0680 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 1984 | 1984 | 3 | 20 | 400 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 1984 | 1984 | 3 | 20 | 400 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 58 | 2,030 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 21 | 12 | 252.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,334

| 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 | 100 | | OR | 0.00 | 0.00 | 1.07 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 107,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.07 Total Land Value: 107,000 Market: 0 Agricultural: 0 Common: 107,000 PRINTED 08/06/2024 BY SYS