

BLOCK 1 LOT 34
IN OR 551 PG 818
LOFTON BLUFF 2 PB 4/92 & 93

MORRISON GARY W & PAULA F
PO BOX 766
YULEE, FL 32041-0766

2024

43-2N-27-4621-0001-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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
BAS	1,568	100	1,568	128,315
FOP	40	30	12	982
FSP	288	40	115	9,411
FUS	840	100	840	68,740
TOTALS	2,736		2,535	207,448

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	8	10	80.00	SF	20.10	
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	20.10	
4	0845	KOOL DECK	0 100	80	5	400.00	SF	7.25	
5	0861	POOL GUNIT	0 100	14	24	336.00	SF	85.00	
6	0752	USP	0 100	16	12	192.00	SF	15.00	
7	0351	CARPORT MT	0 100	40	18	720.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.16

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,535	102.9120	97.77	247,847	1988	1988	0	0	0 16.30	83.70
1 SINGLE FAM - 100% - 0											
Heated Area: 2408											
HX Base Yr											
85136 AMANDA CT, YULEE											

TOTAL OB/XF									
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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
207,448									
TOTAL MARKET OB/XF VALUE									
17,484									
TOTAL LAND VALUE - MARKET									
116,000									
TOTAL MARKET VALUE									
340,932									
SOH/AGL Deduction									
160,592									
ASSESSED VALUE									
180,340									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
130,340									
TOTAL JUST VALUE									
340,932									
NCON VALUE									
5,904									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
325,516									
SALES DATA									
OFF RECORD									
Number									
DATE									
TYPE									
INST									
Q									
V									
RSN									
CD									
SALE									
PRICE									
0551/0818									
9/02/1988									
WD									
Q									
V									
16,500									
GRANTOR: PLUNK MORRIS A									
GRANTEE: MORRISON GARY W									
0389/0230									
6/01/1983									
MS									
U									
V									
37,700									
GRANTOR:									
GRANTEE:									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=1993] N12 W18 S16 E18 N4\$ S4 W18 N8									
W12 S48 E20 N12 FOP=[YR=1993] E10 N4 W10 S4\$ N4 E10 N4 E18									
N24\$ PTR=E10 FUS=[YR=1993] E30 S28 W30 N28\$ W10\$.									