BLOCK 1 LOT 37
IN OR 1635/135
LOFTON BLUFF 2 PB 4/92 & 93

MOSCHELLA GERARD & SHERRALYNN REVOC FAMILY TRUST/M
97104 ELK CREEK CT
FERNANDINA BEACH, FL 32034

2024

43-2N-27-4621-0001-0370

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		1 100
Quality	03	Quality Level 03

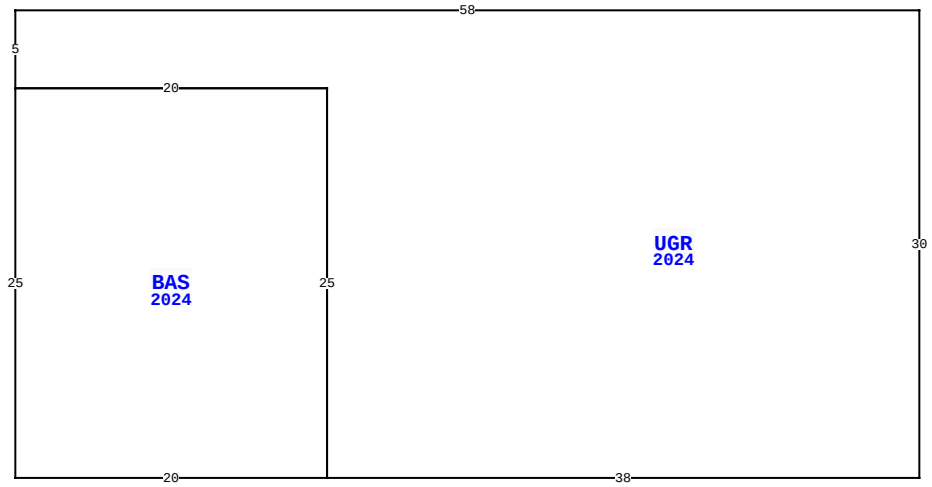
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	500	30,475
UGR	1,240	45	558	34,010
TOTALS	1,740		1,058	64,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,058	121.9000	60.95	64,485	2023	2023	0	0	0	0.00	100.00

1 ACCESORY U – 0% - 2024 Heated Area: 500 HX Base Yr



85074 AMANDA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	64,485
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	147,000
TOTAL MARKET VALUE	217,485
SOH/AGL Deduction	0
ASSESSED VALUE	217,485
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,485
TOTAL JUST VALUE	217,485
NCON VALUE	70,485
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010637	H1620 P540	289,088	08/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0085	3/25/2022	WD	Q	V	01	189,900
GRANTOR: JONES LONNIE D SR & J						
GRANTEE: MOSCHELLE GERARD C						
1635/0135	8/14/2009	QC	U	I	11	71,000
GRANTOR: MUMMERY THERESA ANN T						
GRANTEE: JONES LONNIE D SR &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2024;ORIG=10,10] E58 S30 W38 N25 W20 N5 $
BAS=[YR=2024;ORIG=30,15] W20 S25 E20 N25 $
.

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
3	0351	CARPORT MT	0	0	30	20	600.00	SF	10.00	10.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000716	C	MISC RES MAR	0		OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	100,000.00	100,000.00	147,000							

REVIEW DATE 06/24/2024 BY KW Total Acres: 1.47 Total Land Value: 147,000 Market: 0 Agricultural: 0 Common: 147,000 PRINTED 08/06/2024 BY SYS