BLOCK 2 LOT 17
LOFTON BLUFF 2 PB 4/92 & 93

WOLFE RUSSELL & LINDA A L/E/
85145 DAVID RD
YULEE, FL 32097

2024

43-2N-27-4621-0002-0170

BUILDING CHARACTERISTICS

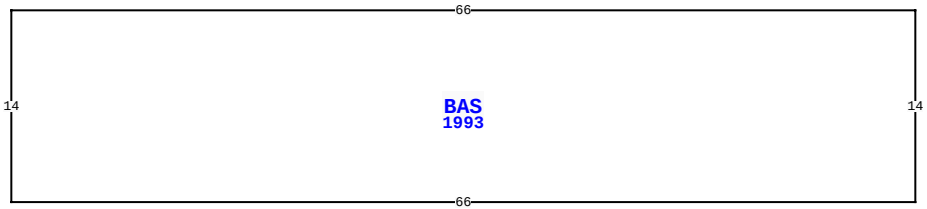
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	924	100	924	20,879
TOTALS	924		924	20,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	107.6000	75.32	69,596	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



85173 DAVID RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	20,879
TOTAL MARKET OB/XF VALUE	336
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	101,215
SOH/AGL Deduction	32,532
ASSESSED VALUE	68,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,683
TOTAL JUST VALUE	101,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3437	N/A	28,500	06/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/0115	7/01/2020	LE	U	I	11	100
GRANTOR: WOLFE LINDA A						
GRANTEE: RANSOM SHARON D & K						
1512/1656	7/17/2007	QC	U	I	01	100
GRANTOR: WOLFE LINDA A						
GRANTEE: WOLFE RUSSELL E ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

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	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	2008	2008	3	35	336	

LAND DESCRIPTION

TOTAL OB/XF 336

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 11/21/2019 BY TWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS