BLOCK 2 LOT 18
LOFTON BLUFF 2 PB 4/92-3

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

2024

43-2N-27-4621-0002-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

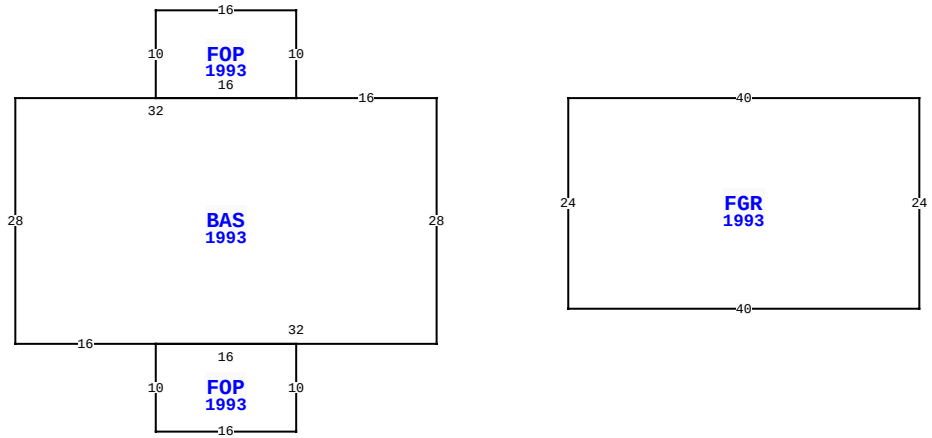
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	118,299
FGR	960	55	528	46,475
FOP	160	30	48	4,225
FOP	160	30	48	4,225
TOTALS	2,624		1,968	173,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	113.6800	108.00	212,544	1986	1986	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1344 HX Base Yr



85145 DAVID RD, 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		173,223
TOTAL MARKET OB/XF VALUE		4,980
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		258,203
SOH/AGL Deduction		131,826
ASSESSED VALUE		126,377
TOTAL EXEMPTION VALUE	HX HB DX SL	126,377
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0113	7/01/2020	LE	U	I	11	100
GRANTOR: WOLFE RUSSELL E & LIN						
GRANTEE: RANSOM SHARON D & K						
1512/1658	7/17/2007	QC	U	I	01	100
GRANTOR: WOLFE RUSSELL E & LIN						
GRANTEE: RAMSOM SHARON D ETA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] N10 W16 S10 E16$ W32 S28 E16
FOP=[YR=1993] S10 E16 N10 W16$ E32 N28$ PTR= E15
FGR=[YR=1993] E40 S24 W40 N24$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0940	SHEDS/PORT	0	100	14	20	280.00	SF	30.00	30.00	100	1986	1986	3	20	1,680	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1987	1987	3	20	480	
4	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	1996	1996	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 4,980

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	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS