BLOCK 2 LOT 24
IN OR 1598/507
LOFTON BLUFF 2 PB 4/92 & 93

POOLE TONEY W SR & DEBRA D
85010 DAVID ROAD
YULEE, FL 32097

**2024**

**43-2N-27-4621-0002-0240**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

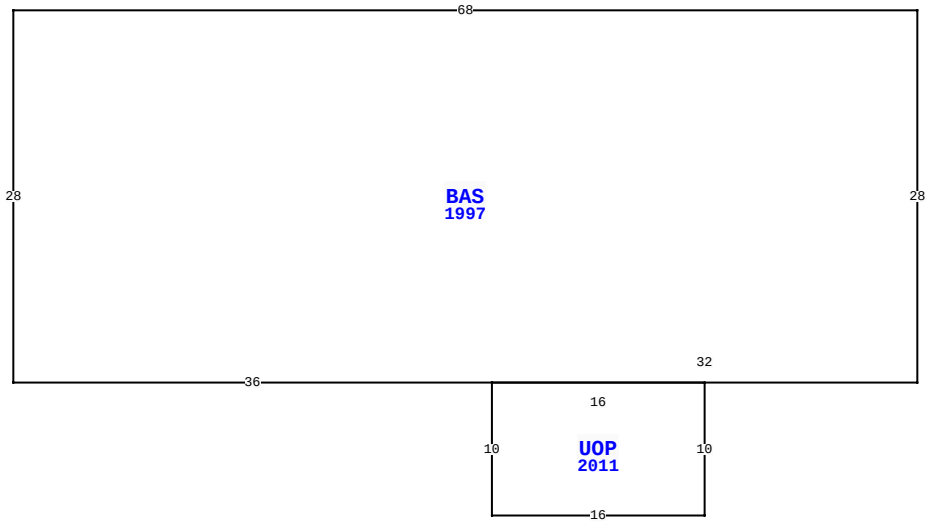
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,904 | 100 | 1,904 | 43,503 |
| UOP | 160 | 25 | 40 | 914 |
| TOTALS | 2,064 | | 1,944 | 44,416 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,944 | 108.8000 | 76.16 | 148,055 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2010 Heated Area: 1904 HX Base Yr 2010




85010 DAVID RD, YULEE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 44,416 |
| TOTAL MARKET OB/XF VALUE | | 4,668 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 129,084 |
| SOH/AGL Deduction | | 82,848 |
| ASSESSED VALUE | | 46,236 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 21,236 |
| TOTAL JUST VALUE | | 129,084 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,912 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6994 | MH MOVE-ON | 24,500 | 10/26/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1598/0507 | 12/23/2008 | WD | U | I | 01 | 108,000 |
| GRANTOR: POOLE TONEY W JR | | | | | | |
| GRANTEE: POOLE TONEY W SR & | | | | | | |
| 1364/0133 | 11/02/2005 | WD | U | I | 23 | 62,000 |
| GRANTOR: WOODS KRISTOPHER W & | | | | | | |
| GRANTEE: POOLE TONEY W JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W68 S28 E36UOP=[YR=2011] S10 E16 N10 W16 $ E32 N28$.

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 20 | 200.00 | SF | 20.10 | 20.10 | 100 | 1975 | 1975 | 3 | 20 | 804 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 12 | 96.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 20 | 192 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 24 | 18 | 432.00 | SF | 30.00 | 30.00 | 100 | 1997 | 1997 | 3 | 20 | 2,592 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 18 | 180.00 | SF | 30.00 | 30.00 | 100 | 1998 | 1998 | 3 | 20 | 1,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,668

| 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 | 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