

BLOCK 8 LOT 21
IN OR 1639/1141
LOFTON BLUFF # 3 PB 4/108

THORNTON DEREK H
85193 PHILLIPS ROAD
YULEE, FL 32097

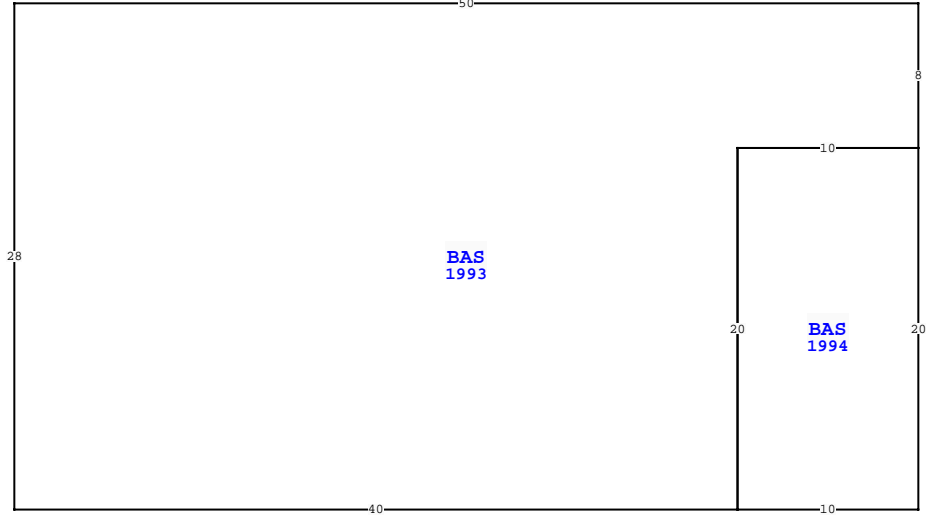
2024

43-2N-27-4622-0008-0210



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
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	
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
BAS	1,200	100	1,200
BAS	200	100	200
TOTALS	1,400		1,400

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2010 Heated Area: 1400 HX Base Yr 2010											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			126,267
TOTAL MARKET OB/XF VALUE			3,216
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			209,483
SOH/AGL Deduction			112,719
ASSESSED VALUE			96,764
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			46,764
TOTAL JUST VALUE			209,483
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4308	NEW CONSTR	47,080	08/17/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1639/1141	7/23/2009	WD	U	I	12	116,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: THORNTON DEREK H						
1621/0204	5/26/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0	100	12	7			84.00	SF	1987	1987	3	52	284	
2	0810	CONCRETE A	0	100	0	0			90.00	SF	1987	1987	3	52	304	
3	0810	CONCRETE A	0	100	0	0			235.00	SF	1987	1987	3	52	794	
4	0681	POLE SHED	0	100	14	16			224.00	SF	1998	1998	3	26	874	
5	0940	SHEDS/PORT	0	100	10	16			160.00	SF	1998	1998	3	20	960	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S28 E40 BAS=[YR=1994] E10 N20 W10 S20\$ N20 E10 N8\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							