BLOCK 10 LOT 5
IN OR 1495/1985
LOFTON BLUFF #3 PB 4/108

FLEENOR NAONIA LEE/LEMELLEDO JASON J ET AL
85159 BEACON POINT
YULEE, FL 32097

2024

43-2N-27-4622-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

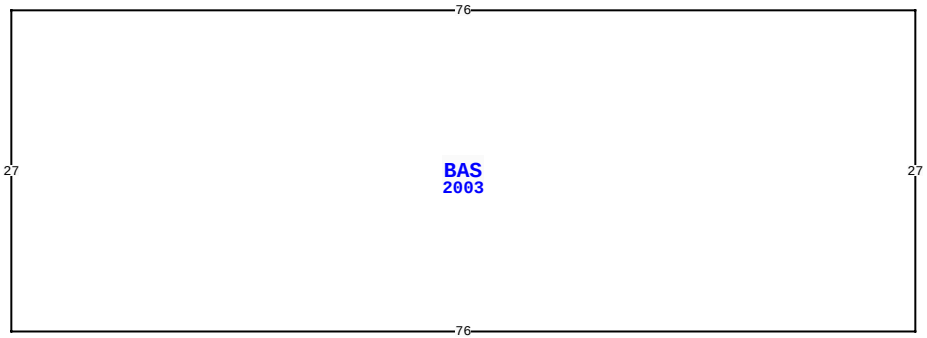
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	93,793
TOTALS	2,052		2,052	93,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.2000	87.90	180,371	2003	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2008 Heated Area: 2052 HX Base Yr 2008



85159 BEACON PT, 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		93,793
TOTAL MARKET OB/XF VALUE		8,546
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		182,339
SOH/AGL Deduction		88,955
ASSESSED VALUE		93,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		43,384
TOTAL JUST VALUE		182,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8220	MH MOVE-ON	14,000	06/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2725/447	7/16/2024	FJ	U	I	11	0
GRANTOR: LEMELLEDO PATRICK GEO						
GRANTEE: LEMELLEDO JASON J						
1495/1985	5/01/2007	WD	Q	I		145,000
GRANTOR: BROWN HAROLD E & LIND						
GRANTEE: FLEENOR NAONIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S27 E76 N27$.

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	2003	2003	3	87	3,045	
2	0751	UOP	0	100	8	16	128.00	SF	10.00	10.00	100	2004	2004	3	36	461	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2004	2004	3	36	5,040	

LAND DESCRIPTION

TOTAL OB/XF 8,546

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