BLOCK 3 LOT 8
WILSON NECK LANDING 2 PB 4/72

HOFFMAN STEPHEN W
P O BOX 977
YULEE, FL 32041

2024

43-2N-27-4648-0003-0080

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 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

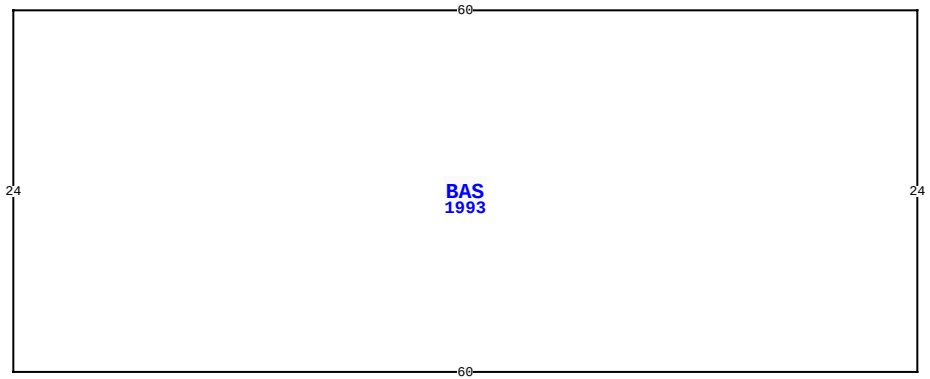
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	35,139
TOTALS	1,440		1,440	35,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,440	116.2000	81.34	117,130	1983	1987	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1440 HX Base Yr



85225 FAYE 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	35,139
TOTAL MARKET OB/XF VALUE	6,133
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	121,272
SOH/AGL Deduction	37,008
ASSESSED VALUE	84,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,264
TOTAL JUST VALUE	121,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1245	9/29/2023	QC	U	I	11	100
GRANTOR: BROOKE CHERYL B F/K/A						
GRANTEE: HOFFMAN STEPHEN W						
0816/0279	12/10/1997	WD	Q	I		50,000
GRANTOR: MORGAN PAUL E & DOROT						
GRANTEE: HOFFMAN STEPHEN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E60 N24 $.

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	0	0	0	240.00	SF	20.10	20.10	100	1984	1984	3	20	965	
2	1242	WD DECK A	0	0	6	12	72.00	SF	10.00	10.00	100	1985	1985	3	20	144	
3	0810	CONCRETE A	0	0	30	30	900.00	SF	6.50	6.50	100	1985	1985	3	47	2,750	
4	0681	POLE SHED	0	0	8	16	128.00	SF	15.00	15.00	100	1985	1985	3	20	384	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 6,133

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 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