

LOT 33
IN OR 383 PG 589
FLOOD ACRES NO 2 UNR

SHIFFER GERALD & SUZANNE LIVING TRUST/WALLACE EMIL
76014 LARK ROAD
YULEE, FL 32097

2025

05-2N-27-4292-0033-0000



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		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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1993	1,984	169,958
TOTALS	1,984			1,984	169,958

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	25	12	300.00	SF	10.00	10.00	100	2000
2	0681	POLE SHED	0 100	10	10	100.00	SF	15.00	15.00	100	2000
3	1242	WD DECK A	0 100	7	4	28.00	SF	10.00	10.00	100	2008
4	1242	WD DECK A	0 100	7	4	28.00	SF	10.00	10.00	100	2008
5	1242	WD DECK A	0 100	7	4	28.00	SF	10.00	10.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	1,984	102.9000	92.61	183,738	2008	2008	0	0	7.50	92.50
1 SFR MODULR - 100% - 0											
Heated Area: 1984											
HX Base Yr 1984											
BAS 1993											
76014 LARK RD, YULEE											
BLD DATE 05/08/2025 MLU											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
1,266											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										169,958	
TOTAL MARKET OB/XF VALUE										1,266	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										298,724	
SOH/AGL Deduction										154,679	
ASSESSED VALUE										144,045	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										93,323	
TOTAL JUST VALUE										298,724	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										273,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13611	MECH OTHER	0	02/01/2008
C20950	CO ISSUED	0	01/01/2008
P12976	OTHER	0	01/01/2008
B20949	FOUNDATION	10,000	01/01/2008
B20950	MH MOVE-ON	0	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2802/574	7/22/2025	QC	U	I	11	100	
GRANTOR: SHIFFER GERALD & SUZA							
GRANTEE: SHIFFER GERALD & SU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W64 S31 E64 N31\$.											