IN OR 2751/285

HARRELL YVONNE LUEDTKE
97092 LOVERS LANE
YULEE, FL 32097

2025

42-3N-28-0000-0018-0010

BUILDING CHARACTERISTICS

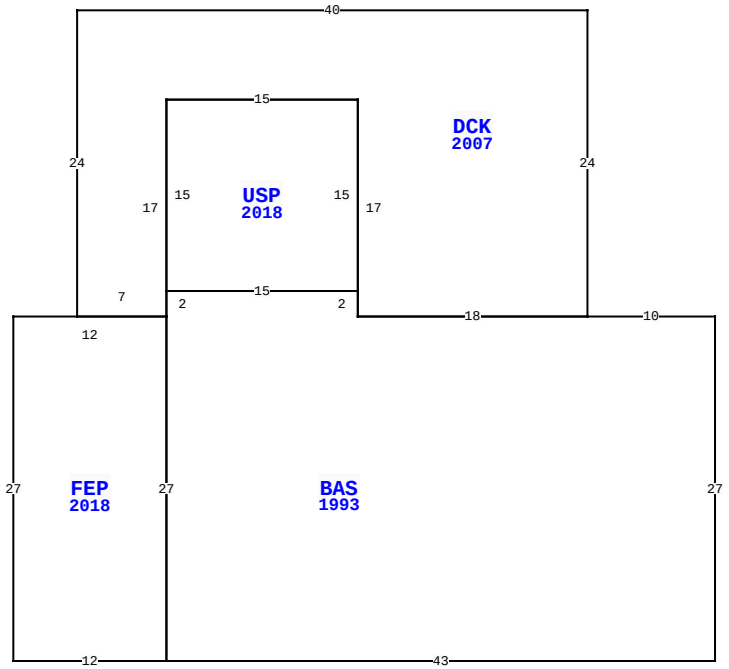
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,191	100	1993	1,191	116,764
DCK	705	10	2007	70	6,863
FEP	324	80	2018	259	25,392
USP	225	30	2018	68	6,666
TOTALS	2,445			1,588	155,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,588	134.3034	134.30	213,268	1977	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1191 HX Base Yr 2025



97092 LOVERS LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,686
TOTAL MARKET OB/XF VALUE		8,265
TOTAL LAND VALUE - MARKET		170,500
TOTAL MARKET VALUE		334,451
SOH/AGL Deduction		0
ASSESSED VALUE		334,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,729
TOTAL JUST VALUE		334,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15550	GARAGE	19,008	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/285	11/17/2024	QC	U	I	11	100
GRANTOR: HARRELL WAYNE ALFRED						
GRANTEE: HARRELL YVONNE LUED						
0786/1856	3/11/1997	QC	Q	I	06	6,000
GRANTOR: LODGE VICKIE F/K/A VI						
GRANTEE: HARRELL WAYNE ALFRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 DCK=[YR=2007] N24 W40 S24 E7 N17 E15 S17 E18$ W18 N2 USP=[YR=2018] N15 W15 S15 E15$ W15 S2 FEP=[YR=2018] W12 S27 E12 N27$ S27 E43 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	0820	WOOD WALK	0	100	3	50	150.00	SF	11.75	11.75	100	2000	2000	3	40	705	
2	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2005	2005	3	36	7,560	

LAND DESCRIPTION

TOTAL OB/XF 8,265

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	000116	C	RES MARSH	100	0007	RSF-1	0.00	0.00	1.55	AC		1.00	1.00	1.00	110,000.00	110,000.00	170,500							

REVIEW DATE 04/24/2019 BY KW Total Acres: 1.55 Total Land Value: 170,500 Market: 0 Agricultural: 0 Common: 170,500 PRINTED 07/30/2025 BY SYS