BLOCK 1 LOT 20
IN OR 1886/1283
LOFTON BLUFF 2 PB 4/92 & 93

AVERA DONNY C
4075 CABBAGE COUNTY RD
HARTFORD, TN 37753

**2025**

**43-2N-27-4621-0001-0200**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Quality | 04 | Quality Level 04 |

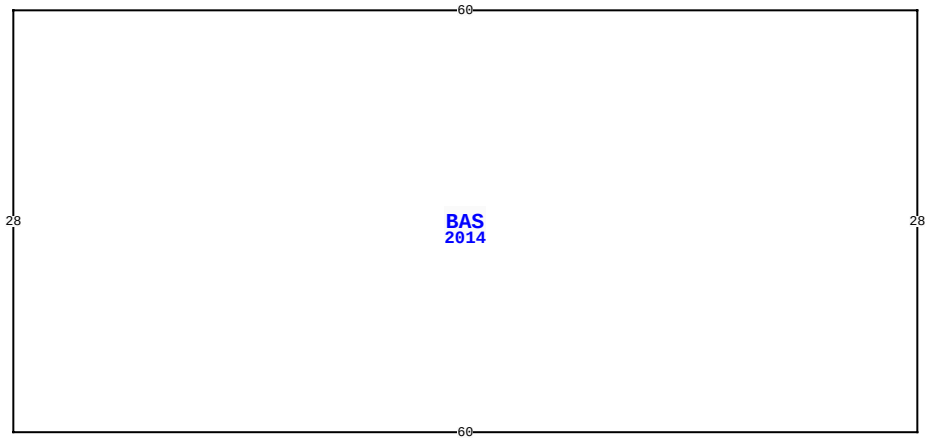
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,680 | 100 | 2014 | 1,680 | 132,330 |
| TOTALS | 1,680 | | | 1,680 | 132,330 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,680 | 128.7000 | 109.40 | 183,792 | 2014 | 2014 | 0 | 0 | 0 | 28.00 | 72.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1680 HX Base Yr




85039 AMANDA CT, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 132,330 |
| TOTAL MARKET OB/XF VALUE | 11,604 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 228,934 |
| SOH/AGL Deduction | 37,867 |
| ASSESSED VALUE | 191,067 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 191,067 |
| TOTAL JUST VALUE | 228,934 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 213,838 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH145537 | CO ISSUED | 0 | 04/16/2014 |
| MH145537 | MH MOVE-ON | 0 | 02/01/2014 |
| B24962 | DEMOLITION | 2,000 | 07/01/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1886/1283 | 10/28/2013 | WD | Q | I | 01 | 45,000 |
| GRANTOR: BLACK GLENDA C | | | | | | |
| GRANTEE: AVERA DONNY C | | | | | | |
| 1614/0282 | 4/08/2009 | WD | U | I | 12 | 57,500 |
| GRANTOR: DAMON ALTA ELAINE | | | | | | |
| GRANTEE: BLACK GLENDA C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W60 S28 E60 N28$.

## 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 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2015 | 2015 | 3 | 65 | 4,680 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 30 | 240.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 86 | 2,064 | |
| 3 | 0752 | USP | 0 | 0 | 12 | 30 | 360.00 | SF | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 90 | 4,860 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,604

| 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 06/08/2021 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS