BLOCK 1 LOT 25
2007 FTWD DW/MH
LOFTON BLUFF 2 PB 4/92 & 93

HOLDEN NICHOLAS & PATRICIA
85177 AMANDA CT
YULEE, FL 32097

2025

43-2N-27-4621-0001-0250

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

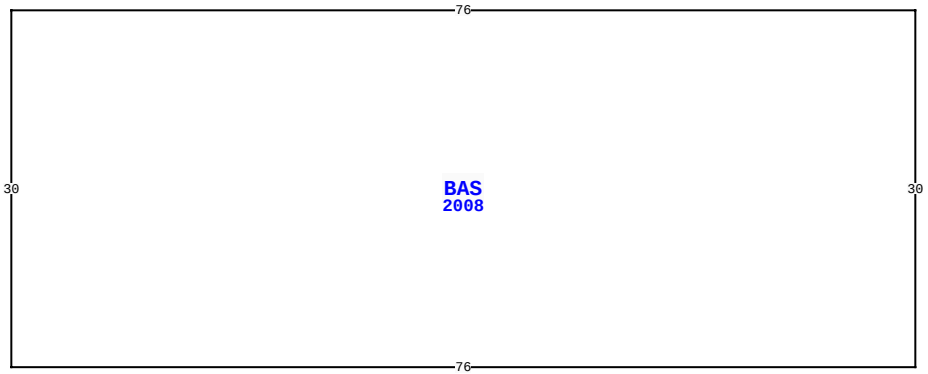
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2008	2,280	213,103
TOTALS	2,280			2,280	213,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	129.3600	109.96	250,709	2007	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



85177 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		213,103
TOTAL MARKET OB/XF VALUE		7,703
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		305,806
SOH/AGL Deduction		81,293
ASSESSED VALUE		224,513
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,791
TOTAL JUST VALUE		305,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4799	MH MOVE-ON	0	08/31/2006
M11718	MECH OTHER	0	07/01/2006
P11317	OTHER	0	07/01/2006
E0210599	CHNGE SRVC	0	12/01/2002
MHU/4013	MH MOVE-ON	0	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1930	10/28/2021	WD	Q	I	01	235,000
GRANTOR: CONSOLINO FAMILY REV						
GRANTEE: HOLDEN NICHOLAS & P						
1848/0397	3/22/2013	QC	U	I	11	30,000
GRANTOR: CONSOLINO ANTHONY & C						
GRANTEE: CONSOLINO C ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S30 E76 N30 $.

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	0811	CONCRETE B	0	100	0	0	966.00	SF	5.20	5.20	100	2021	2021	3	99	4,973	
2	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2018	2018	3	78	2,730	

LAND DESCRIPTION

TOTAL OB/XF 7,703

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 09/15/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS