BLOCK 1 LOT 27
IN OR 663/1912
R621889 & R621890

LITTLE ROBERT S
85241 AMANDA COURT
YULEE, FL 32097

2025

43-2N-27-4621-0001-0270

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	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
Quality	03	Quality Level 03

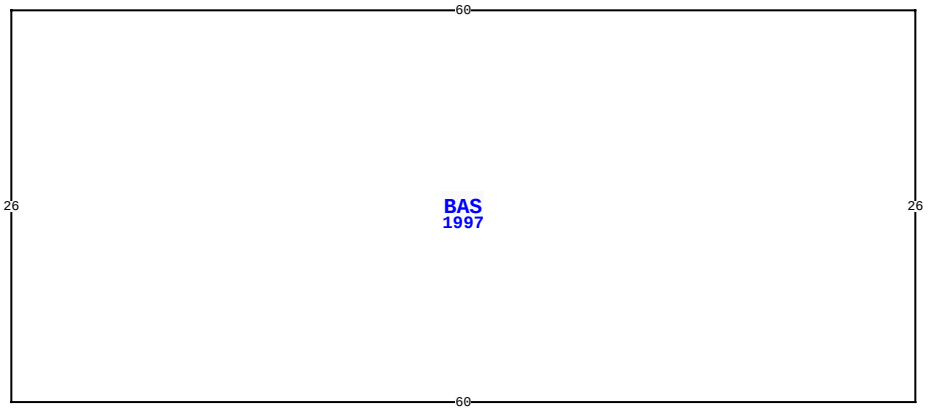
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1997	1,560	54,392
TOTALS	1,560			1,560	54,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	117.2000	99.62	155,407	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 0 Heated Area: 1560 HX Base Yr 1992



85241 AMANDA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		54,392
TOTAL MARKET OB/XF VALUE		768
TOTAL LAND VALUE - MARKET		108,320
TOTAL MARKET VALUE		163,480
SOH/AGL Deduction		70,947
ASSESSED VALUE		92,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,811
TOTAL JUST VALUE		163,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
971646	MH MOVE-ON	0	01/01/1997
94-00916	GARAGE	11,424	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0663/1912	7/29/1992	WD	Q	V		15,700
GRANTOR: WILLIAMS EVA M						
GRANTEE: LITTLE ROBERT S						
0663/1910	7/29/1992	WD	U	V	10	9,400
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: WILLIAMS EVA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W60 S26 E60 N26$.

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	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	1993	1993	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 768

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		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	135,000.00	135,000.00	108,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.64	AC		1.00	1.00	1.00	500.00	500.00	320							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.44 Total Land Value: 108,320 Market: 0 Agricultural: 0 Common: 108,320 PRINTED 07/30/2025 BY SYS