

BLOCK 1 LOT 28 & PT OF LOT 29
IN OR 2406/405
(EX OR 2179/1427)

HANNAH JAMES R JR & ANNIKA C
85240 AMANDA CT
YULEE, FL 32097

2025

43-2N-27-4621-0001-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

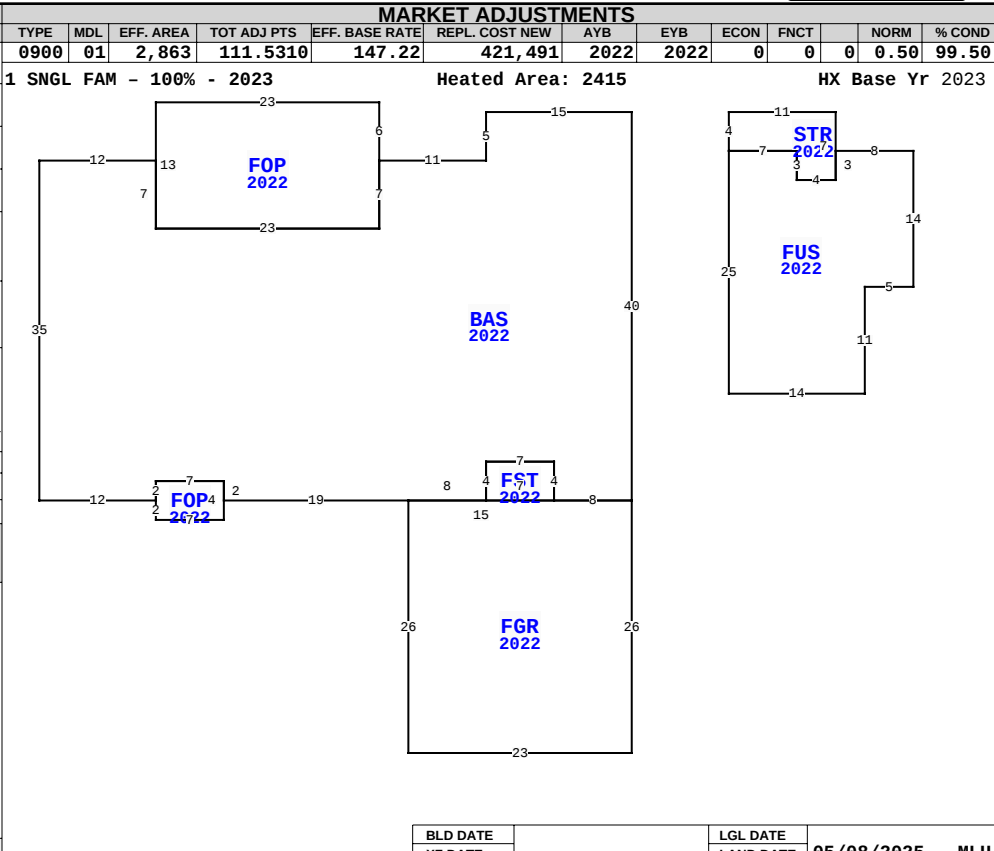
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

Quality	04 Quality Level 04		
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

TOTALS	3,424			2,863	419,384
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	2,901.00	SF	4.00	4.00	100
2	0300	BOAT DCK W	0	100	0	0	1,290.00	SF	40.00	40.00	100
3	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100
4	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00	115.00	100
5	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100

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	000116	C	RES MARSH	100		OR	0.00	0.00	1.56	AC	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.33	AC	1.00



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		419,384	
TOTAL MARKET OB/XF VALUE		69,408	
TOTAL LAND VALUE - MARKET		210,765	
TOTAL MARKET VALUE		699,557	
SOH/AGL Deduction		69,470	
ASSESSED VALUE		630,087	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		579,365	
TOTAL JUST VALUE		699,557	
NCON VALUE		7,040	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		619,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001728	22X25 STORAGE BLD	35,667	02/19/2025
22016064	CO ISSUED	0	10/26/2022
22002438	NEW CONSTR	403,388	02/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1849	11/03/2022	WD	U	I	11	100
GRANTOR: SLON KELLY						
GRANTEE: HANNAH JAMES R JR &						
2406/0405	11/04/2020	WD	Q	V	01	132,500
GRANTOR: SLON KELLY						
GRANTEE: HANNAH JAMES R JR &						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2022] W15 S5 W11 FOP=[YR=2022] N6 W23 S13 E23 N7\$ S7 W23 N7 W12 S35 E12 FOP=[YR=2022] S2 E7 N4 W7 S2 \$ N2 E7 S2 E19 FGR=[YR=2022] S26 E23 N26 W8 FST=[YR=2022] W7 N4 E7 S4\$ W15\$ E8 N4 E7 S4 E8 N40\$ PTR= E10 STR=[YR=2022] S4 FUS=[YR=2022] S25 E14 N11 E5 N14 W8 S3 W4 N3 W7\$ E7 S3 E4 N7 W11\$ W10\$.											

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	000116	C	RES MARSH	100		OR	0.00	0.00	1.56	AC	1.00
2	009630	C	SWAMP	100		OR	0.00	0.00	0.33	AC	1.00