

HARDING KIM
85236 AMANDA COURT
YULEE, FL 32097

43-2N-27-4621-0001-0290

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 100

Roof Structur

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 60

Interior Floo

13LVT/LAMNT 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

3100

Frame

02WOOD FRAME 100

Stories Units

1.1. 100
0100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4048.00

TOTALS

2,8722,632380,729

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,632113.8560150.29395,56320192019003.7596.25

1 SNGL FAM - 100% - 2020Heated Area: 2400HX Base Yr 2020

BAS2019

FOP2019

FGR2019

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE380,729

TOTAL MARKET OB/XF VALUE20,518

TOTAL LAND VALUE - MARKET167,475

TOTAL MARKET VALUE568,722

SOH/AGL Deduction171,984

ASSESSED VALUE396,738

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE346,016

TOTAL JUST VALUE568,722

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE508,013

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDPRICE

2185/06343/23/2018WDQI01136,000

GRANTOR: PREMIER HOMES OF NORT

GRANTEE: HARDING KIM

2179/14272/23/2018WDQV01128,500

GRANTOR: SLON KELLY

GRANTEE: PREMIER HOMES OF NO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W61 S46 E12 N1 FOP=[YR=2019] E26 N4 W11 N2 W4 S2 W11 S4\$ N4 E11 N2 E4 S2 E11 S9 E5FGR=[YR=2019] E18 N20 W18 S20\$ N20 E18 N30\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNITD TDPHTFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CRES MARSH100OR0.000.001.24AC1.001.001.00135,000.00135,000.00167,400

2009630CSWAMP100OR0.000.000.15AC1.001.001.00500.00500.0075

EXTRA FEATURES

85236 AMANDA CT, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

LNOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10861POOL GUNIT01001328364.00SF85.0085.00100199319933206,188

20811CONCRETE B010000700.00SF5.205.20100199319933642,330

30937WELL0100001.00UT6,000.006,000.001001993199331006,000

40936SEPTC TANK0100001.00UT6,000.006,000.001001993199331006,000

REVIEW DATE

12/12/2019

BY

NWTW

Total Acres: 1.39

Total Land Value: 167,475

Market: 0

Agricultural: 0

Common: 167,475

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