BLOCK 1 LOT 31
IN OR 544 PG 985
LOFTON BLUFF 2 PB 4/92 & 93

SMITH WILLIAM H
85226 AMANDA CT
YULEE, FL 32097

2025

43-2N-27-4621-0001-0310

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

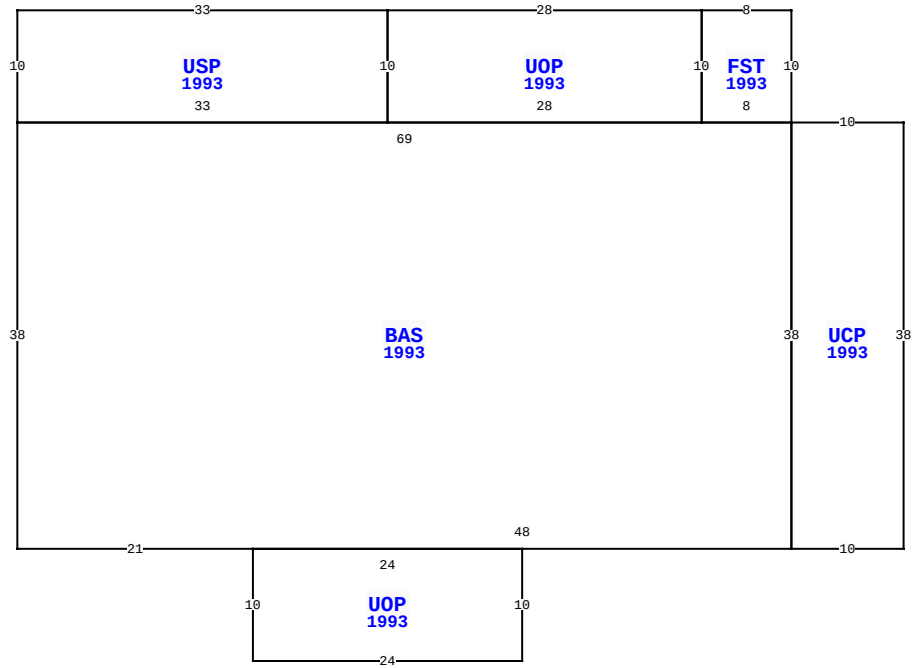
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	1993	2,622	74,003
FST	80	65	1993	52	1,468
UCP	380	20	1993	76	2,145
UOP	240	25	1993	60	1,694
UOP	280	25	1993	70	1,976
USP	330	50	1993	165	4,657
TOTALS	3,932			3,045	85,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	3,045	117.6000	94.08	286,474	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 2622 HX Base Yr 1989



85226 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		85,942
TOTAL MARKET OB/XF VALUE		3,264
TOTAL LAND VALUE - MARKET		144,450
TOTAL MARKET VALUE		233,656
SOH/AGL Deduction		161,220
ASSESSED VALUE		72,436
TOTAL EXEMPTION VALUE	HX HB WR	52,436
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		233,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-0181	REPAIR/RRF	1,950	03/01/1994
6860	REPAIR/RRF	1,471	11/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0544/0985	6/03/1988	WD	Q	I		65,000
GRANTOR: LEE LARRY A						
GRANTEE: SMITH WILLIAM H						
0411/0309	2/01/1984	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0680	POLE SHED	0	100	10	20	200.00	SF	10.00	10.00	100	1984	1984	3	20	400	
2	0680	POLE SHED	0	100	10	20	200.00	SF	10.00	10.00	100	1984	1984	3	20	400	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
4	1242	WD DECK A	0	100	21	12	252.00	SF	10.00	10.00	100	1985	1985	3	20	504	

BUILDING DIMENSIONS

FST=[YR=1993] W8 UOP=[YR=1993] W28 USP=[YR=1993] W33 S10
BAS=[YR=1993] S38 E21 UOP=[YR=1993] S10 E24 N10 W24$ E48
UCP=[YR=1993] E10 N38 W10 S38$ N38 W69$ E33 N10$ S10 E28 N10$
S10 E8 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,264

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	1.07	AC		1.00	1.00	1.00	135,000.00	135,000.00	144,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.07 Total Land Value: 144,450 Market: 0 Agricultural: 0 Common: 144,450 PRINTED 07/30/2025 BY SYS