BLOCK 1 LOT 33
IN OR 1693/901
LOFTON BLUFF 2 PB 4/92 & 93

MORRIS WANDA C &/BLACK GLENDA C
PO BOX 174
POMONA PARK, FL 32181-0174

2025

43-2N-27-4621-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,954
TOTAL LAND VALUE - MARKET	153,900
TOTAL MARKET VALUE	168,854
SOH/AGL Deduction	46,095
ASSESSED VALUE	122,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,759
TOTAL JUST VALUE	168,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8029	MH MOVE-ON	20,600	01/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1693/0901	7/12/2010	QC	U	I	11	100
GRANTOR: MORRIS WANDA C & GLEN						
GRANTEE: MORRIS WANDA C & GL						
1111/0859	2/04/2003	WD	Q	I	01	100
GRANTOR: CHRISTIAN LENA						
GRANTEE: CHRISTIAN LENA C TR						

85154 AMANDA CT, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	1985	1985	3	20	1,152	
2	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
5	0756	FEP	0	0	8	18	144.00	SF	27.00	27.00	100	1996	1996	3	20	778	
6	0751	UOP	0	0	8	4	32.00	SF	10.00	10.00	100	1996	1996	3	23	74	
7	1242	WD DECK A	0	0	8	4	64.00	SF	10.00	10.00	100	1996	1996	3	20	128	
8	1242	WD DECK A	0	0	0	0	440.00	SF	5.00	5.00	100	2004	2004	3	21	462	

LAND DESCRIPTION

TOTAL OB/XF 14,954

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	0		OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	135,000.00	135,000.00	153,900							

REVIEW DATE 03/03/2021 BY NWA Total Acres: 1.14 Total Land Value: 153,900 Market: 0 Agricultural: 0 Common: 153,900 PRINTED 07/30/2025 BY SYS