

BLOCK 1 LOT 34
IN OR 551 PG 818
LOFTON BLUFF 2 PB 4/92 & 93

MORRISON GARY W & PAULA F
PO BOX 766
YULEE, FL 32041-0766

2025

43-2N-27-4621-0001-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4048.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	134,577
FOP	40	30	1993	12	1,030
FSP	288	40	1993	115	9,870
FUS	840	100	1993	840	72,094

TOTALS	2,736			2,535	217,571
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10
4	0845	KOOL DECK	0	100	80	5	400.00	SF	7.25
5	0861	POOL GUNIT	0	100	14	24	336.00	SF	85.00
6	0752	USP	0	100	16	12	192.00	SF	15.00
7	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		OR	0.00	0.00	1.16

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,535	102.9120	102.91	260,877	1988	1988	0	0	0 16.60	83.40
1 SINGLE FAM - 100% - 0 Heated Area: 2408 HX Base Yr 1989											

85136 AMANDA CT, YULEE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
17,039									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,571	
TOTAL MARKET OB/XF VALUE		17,039	
TOTAL LAND VALUE - MARKET		156,600	
TOTAL MARKET VALUE		391,210	
SOH/AGL Deduction		205,640	
ASSESSED VALUE		185,570	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		134,848	
TOTAL JUST VALUE		391,210	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,932	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00942	SWIM POOL	7,800	04/01/1994
5515	NEW CONSTR	1,950	11/16/1988
2816	H/AC	3,200	11/16/1988
3243	NEW CONSTR	0	10/12/1988
5196	NEW CONSTR	55,585	09/30/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0551/0818	9/02/1988	WD	Q	V		16,500	
GRANTOR: PLUNK MORRIS A							
GRANTEE: MORRISON GARY W							
0389/0230	6/01/1983	MS	U	V		37,700	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W18 FSP=[YR=1993] N12 W18 S16 E18 N4\$ S4 W18 N8 W12 S48 E20 N12 FOP=[YR=1993] E10 N4 W10 S4\$ N4 E10 N4 E18 N24\$ PTR=E10 FUS=[YR=1993] E30 S28 W30 N28\$ W10\$.							