

BLOCK 1 LOT 35
IN OR 2210/1619
ESMT IN OR 458/455

JONES LONNIE D SR & JUDY
85092 AMANDA COURT
YULEE, FL 32097

2025

43-2N-27-4621-0001-0350



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 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	1,368	100	1993	1,368	30,501
UOP	384	25	1993	96	2,141
USP	252	50	1995	126	2,809
TOTALS	2,004			1,590	35,451

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	3,464.00	SF	2.00
2	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50
3	0350	CARPORT WD	0	0	20	32	640.00	SF	13.00
4	0940	SHEDS/PORT	0	0	25	20	500.00	SF	30.00
5	0681	POLE SHED	0	0	10	15	150.00	SF	15.00
6	0940	SHEDS/PORT	0	0	10	15	150.00	SF	30.00
7	0810	CONCRETE A	0	0	0	0	959.00	SF	6.50
8	0862	POOL VINYL	0	0	0	0	1.00	SF	50.00

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	0		OR	0.00	0.00	1.40

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,590	92.9000	74.32	118,169	1970	1970	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0													
Heated Area: 1368													
HX Base Yr													

85104 AMANDA CT, YULEE													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/08/2025 MLU													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					45,840				
TOTAL MARKET OB/XF VALUE					12,813				
TOTAL LAND VALUE - MARKET					189,000				
TOTAL MARKET VALUE					247,653				
SOH/AGL Deduction					84,182				
ASSESSED VALUE					163,471				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					163,471				
TOTAL JUST VALUE					247,653				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					193,605				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704120	XFOB	4,050	07/01/1997
95-0289	REPAIR/RRF	600	02/01/1995
8208	XFOB	2,040	06/29/1992
6487	XFOB	5,440	05/25/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2210/1619	7/18/2018	LE	U	I	11	100	
GRANTOR: JONES SHIRLEY A							
GRANTEE: JONES LONNIE D SR &							
0480/0158	1/01/1986	WD	Q	V		12,960	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=1995] W18 S14 BAS=[YR=1993] S12 W30 S24 UOP=[YR=1993] S8 E48 N8 W48\$ E48 N36 W18\$ E18 N14\$.									

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43-2N-27-4621-0001-0350

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

25MOD METAL 80

Exterior Wall

29NONE 20

Roof Structure

03GABLE/HIP 100

Roof Cover

12MODULAR MT 100

Interior Wall

07NONE 100

Interior Floor

03CONC FINSH 100

Ceiling

04NONE 100

Air Condition

01NONE 100

Heating Type

01NONE 100

Plumbing Frame

05STEEL 100

Story Height RMS

12 100
1 100

Stories Class

1. 1. 100

Units Occupancy

00 . 100
0 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0200MOBILE HOME

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4048.00

TOTALS

1,21010019971,16610,389

MARKET ADJUSTMENTS

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

8600061,16668.544017.8220,778199719970050.0050.00

VALUATION BY

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE45,840

TOTAL MARKET OB/XF VALUE12,813

TOTAL LAND VALUE - MARKET189,000

TOTAL MARKET VALUE247,653

SOH/AGL Deduction84,182

ASSESSED VALUE163,471

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE163,471

TOTAL JUST VALUE247,653

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE193,605

SUBAREA MARKET VALUE

BLD DATEXF DATEINC DATE

LGL DATERLAND DATEAG DATE

05/08/2025MLU

EXTRA FEATURES

85104 AMANDA CT, YULEE

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / I / V / I / RSN CD SALE PRICE

2210/16197/18/2018LE U I I11100

GRANTOR: JONES SHIRLEY A

GRANTEE: JONES LONNIE D SR &

0480/01581/01/1986WD Q V12,960

GRANTOR:

GRANTEE:

BUILDING NOTES

BAS=[YR=1997] W55 S12 FCP=[YR=1997] S10 E11 N10 W11\$ E11 S10 E44 N22\$.

LAND DESCRIPTION

TOTAL OB/XF0

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.40Total Land Value: 189,000Market: 0Agricultural: 0Common: 189,000PRINTED 07/30/2025 BY SYS