BLOCK 2 LOT 23
LOFTON BLUFF 2 PB 4/92 & 93

SMITH SCOTTY L & ALICIA R
85027 DAVID ROAD
YULEE, FL 32097

2025

43-2N-27-4621-0002-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

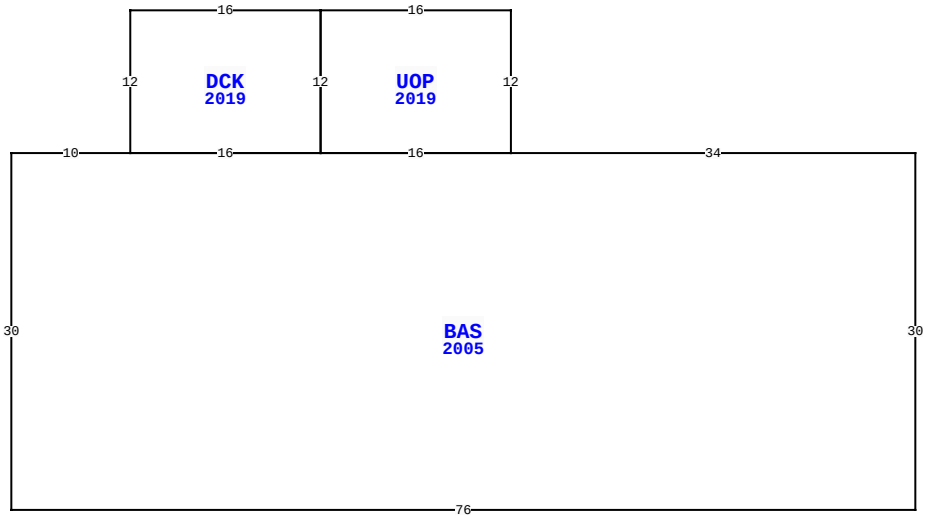
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,280	100	2005	2,280	199,254
DCK	192	10	2019	19	1,661
UOP	192	20	2019	38	3,321
TOTALS	2,664			2,337	204,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,337	107.0000	96.30	225,053	2005	2005	0	0	0	9.25	90.75

1 SFR MODULR – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



85027 DAVID RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		204,236
TOTAL MARKET OB/XF VALUE		14,066
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		303,302
SOH/AGL Deduction		98,001
ASSESSED VALUE		205,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,579
TOTAL JUST VALUE		303,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24551	XFOB	17,577	04/01/2011
E15463	ELEC OTHER	0	08/01/2005
MH4645	MH MOVE-ON	0	08/01/2005
P09797	OTHER	0	08/01/2005
M10063	MECH OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2261/0331	3/08/2019	WD	Q	I	01	180,000
GRANTOR: ROYAL THOMAS M & LAUR						
GRANTEE: SMITH SCOTTY L & AL						
1725/1777	2/22/2011	WD	U	I	11	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W34 W16 W16 W10 S30 E76 N30 $
UOP=[YR=2019;ORIG=-34,0] W16 N12 E16 S12 $
DCK=[YR=2019;ORIG=-50,-12] W16 S12 E16 N12 $
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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	0810	CONCRETE A	0	100	16	8	128.00	SF	6.50	6.50	100	2005	2005	3	84	699	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	19.50	19.50	100	2000	2000	3	20	624	
4	0510	GARAGE WD-	0	100	25	18	450.00	SF	35.00	35.00	100	2011	2011	3	60	9,450	
5	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	2005	2005	3	84	213	

LAND DESCRIPTION

TOTAL OB/XF 14,066

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS