BLOCK 2 LOT 26
LOFTON BLUFF #2 PB 4/92 & 93

ATKINS DONNA L
85084 DAVID RD
YULEE, FL 32097

**2025**

**43-2N-27-4621-0002-0260**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

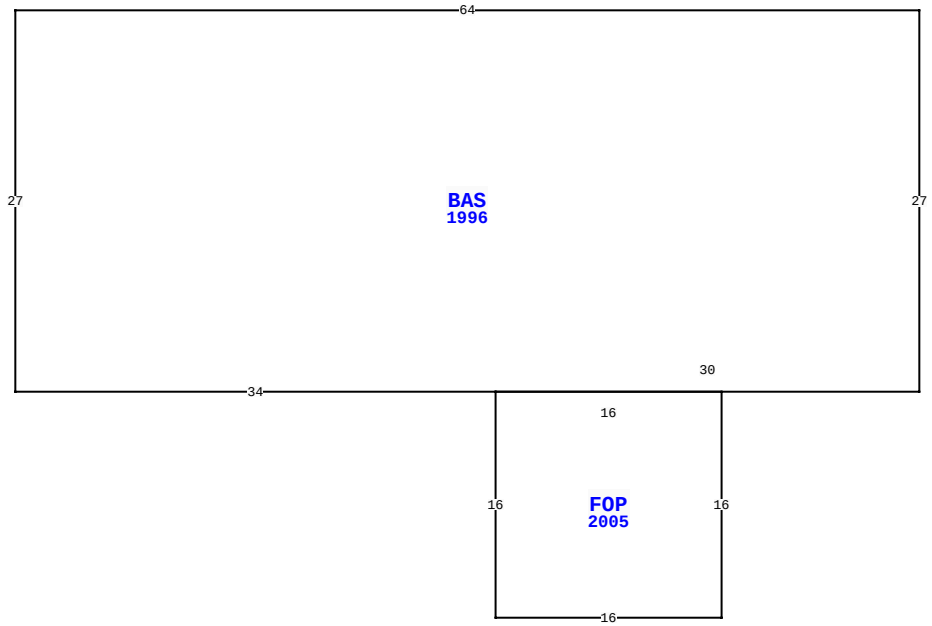
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,728 | 100 | 1996 | 1,728 | 54,287 |
| FOP | 256 | 30 | 2005 | 77 | 2,419 |
| TOTALS | 1,984 | | | 1,805 | 56,706 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,805 | 123.2000 | 104.72 | 189,020 | 1996 | 1996 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 0 Heated Area: 1728 HX Base Yr 1991




85084 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 | | 56,706 |
| TOTAL MARKET OB/XF VALUE | | 18,003 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 159,709 |
| SOH/AGL Deduction | | 75,120 |
| ASSESSED VALUE | | 84,589 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 33,867 |
| TOTAL JUST VALUE | | 159,709 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 157,576 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15581 | ELEC OTHER | 500 | 08/01/2005 |
| R08009 | REPAIR/RRF | 800 | 08/01/2005 |
| B15732 | ADDITION | 19,008 | 08/01/2005 |
| 961486 | MH MOVE-ON | 0 | 09/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2697/1089 | 1/15/2024 | QC | U | I | 11 | 100 |
| GRANTOR: ATKINS DONNA L & SCOT | | | | | | |
| GRANTEE: ATKINS DONNA L | | | | | | |
| 0615/1294 | 1/02/1991 | WD | Q | I | 01 | 100 |
| GRANTOR: ATKINS SCOTT G | | | | | | |
| GRANTEE: ATKINS SCOTT & DONN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E34 FOP=[YR=2005] S16 E16 N16 W16$ E30 N27$.

## 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 | 1242 | WD DECK A | 0 | 100 | 6 | 18 | 108.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 216 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 77 | 2,695 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 150.00 | SF | 10.00 | 10.00 | 100 | 1997 | 1997 | 3 | 20 | 300 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 130.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 66 | 558 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 24 | 24 | 576.00 | SF | 35.00 | 35.00 | 100 | 2005 | 2005 | 3 | 36 | 7,258 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 16 | 22 | 352.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 1,922 | |
| 7 | 0351 | CARPORT MT | 0 | 100 | 36 | 18 | 648.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2018 | | 78 | 5,054 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,003

| 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS