BLOCK 3 LOT 2
LOFTON BLUFF 2 PB 4/92 & 93

WELLS ROSALYN E
85118 BEACON PT
YULEE, FL 32097

2025

43-2N-27-4621-0003-0020

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 90
Interior Wall	04	PLYWOOD 10
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

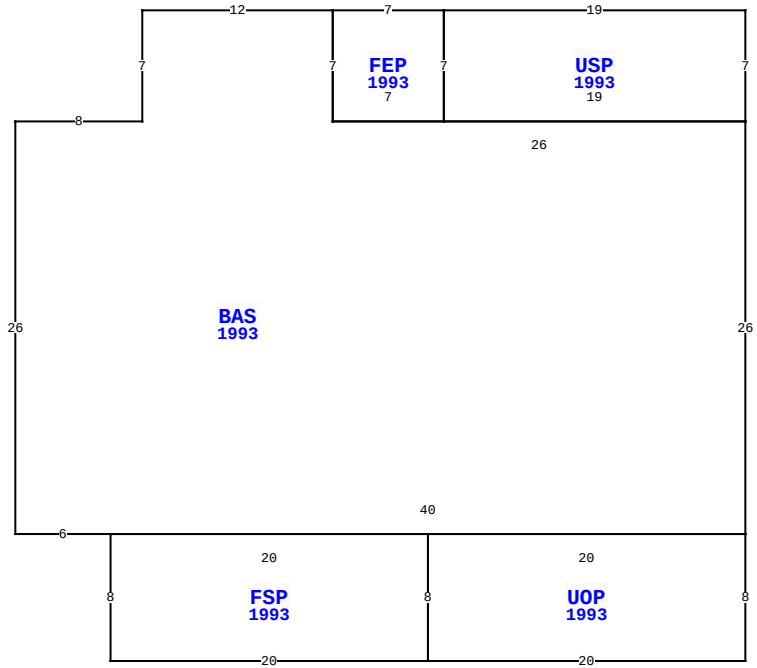
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	102,107
FEP	49	80	1993	39	3,111
FSP	160	40	1993	64	5,106
UOP	160	20	1993	32	2,553
USP	133	30	1993	40	3,191
TOTALS	1,782			1,455	116,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	111.1800	111.18	161,767	1927	1940	0	0	0	28.25	71.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1280 HX Base Yr 2024



85118 BEACON PT, 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		116,068
TOTAL MARKET OB/XF VALUE		579
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		201,647
SOH/AGL Deduction		4,875
ASSESSED VALUE		196,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,050
TOTAL JUST VALUE		201,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
961469	H/AC	0	01/01/1996
95-2085	CHNGE SRVC	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/665	7/14/2023	QC	U	I	11	100
GRANTOR: BROWN HAROLD E						
GRANTEE: WELLS ROSALYN E						
0399/0236	9/01/1983	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W19 FEP=[YR=1993] W7 BAS=[YR=1993] W12 S7 W8 S26 E6 FSP=[YR=1993] S8 E20 UOP=[YR=1993] E20 N8 W20 S8$ N8 W20$ E40 N26 W26 N7 $ S7 E7 N7$ S7 E19 N7$.

EXTRA FEATURES

L N	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	100	12	12	144.00	SF	20.10	20.10	100	1994	1994	3	20	579	

LAND DESCRIPTION

TOTAL OB/XF 579

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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