BLOCK 8 LOT 28
LOFTON BLUFF #3 PB 4/108

FLINT LAURA ANN/HALL ROBERT KEITH
85276 DAVID RD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

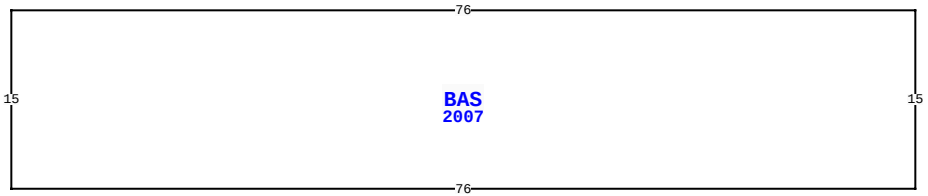
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2007	1,140	75,776
TOTALS	1,140			1,140	75,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	115.0000	97.75	111,435	1997	2012	0	0	0	32.00	68.00

2 M/H 94+ – 100% - 2025 Heated Area: 1140 HX Base Yr 2025



85276 DAVID RD, YULEE

BLD DATE	05/28/2015	KK	LGL DATE	
XF DATE	03/27/2008	KKJW	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,776
TOTAL MARKET OB/XF VALUE		2,967
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		163,743
SOH/AGL Deduction		0
ASSESSED VALUE		163,743
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,021
TOTAL JUST VALUE		163,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH064787	MH MOVE-ON	0	06/21/2006
P11159	OTHER	0	05/01/2006
MH023960	MH MOVE-ON	0	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2730/804	8/05/2024	WD	U	I	11	100
GRANTOR: FLINT LAURA ANN						
GRANTEE: FLINT LAURA ANN						
2602/1637	11/10/2022	WD	Q	I	01	195,000
GRANTOR: PARK PLACE INVESTMENT						
GRANTEE: MCMASTER LAURA A FL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S15 E76 N15$.

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	12	8	96.00	SF	10.00	10.00	100	2004	2004	3	21	202	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,967

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 03/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS