

BLOCK 8 LOT 44
IN OR 691 PG 954
LOFTON BLUFF #3 PB 4/108

MELVIN EDWIN D & KELLI S
85470 DICK KING ROAD
YULEE, FL 32097

2025

43-2N-27-4622-0008-0440



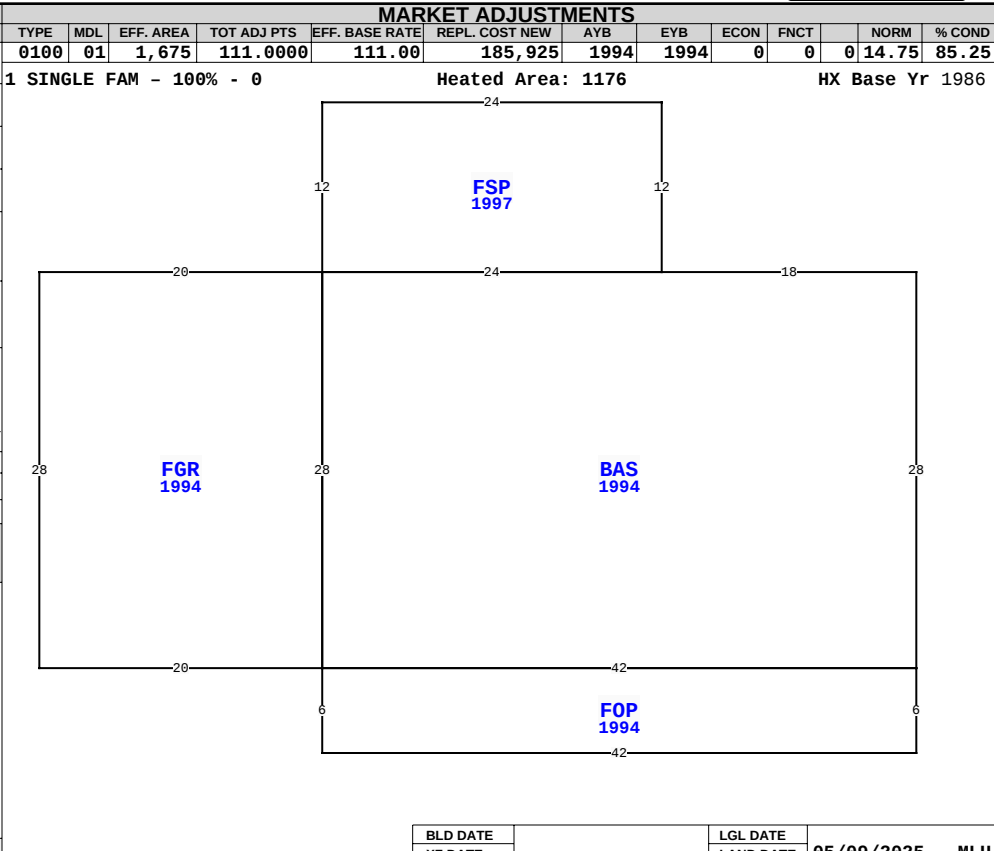
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,176	100	1994	1,176	111,282
FGR	560	55	1994	308	29,145
FOP	252	30	1994	76	7,192
FSP	288	40	1997	115	10,882
TOTALS	2,276			1,675	158,501

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	810.00	SF	6.50
3	1242	WD DECK A	0	100	15	6	90.00	SF	10.00
4	1242	WD DECK A	0	100	16	6	96.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00



TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	810.00	SF	6.50
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	158,501		
TOTAL MARKET OB/XF VALUE	6,437		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	249,938		
SOH/AGL Deduction	130,253		
ASSESSED VALUE	119,685		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	68,963		
TOTAL JUST VALUE	249,938		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	238,071		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0691/0954	11/01/1993	WD	U	V	10	8,800	
GRANTOR: SHEFFIELD WM ETAL							
GRANTEE: MELVIN EDWIN & KELL							
0460/0633	7/01/1985	CD	Q	V		8,750	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1994] W18 FSP=[YR=1997] N12 W24 S12 FGR=[YR=1994] W20 S28 E20 FOP=[YR=1994] S6 E42 N6 W42\$ N28\$E24 \$ W24 S28 E42 N28\$.									