BLOCK 10 LOT 3
LOFTON BLUFF 3 PB 4/108

CRIDER MATTHEW DEVON
85419 DAVID RD
YULEE, FL 32097

2025

43-2N-27-4622-0010-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

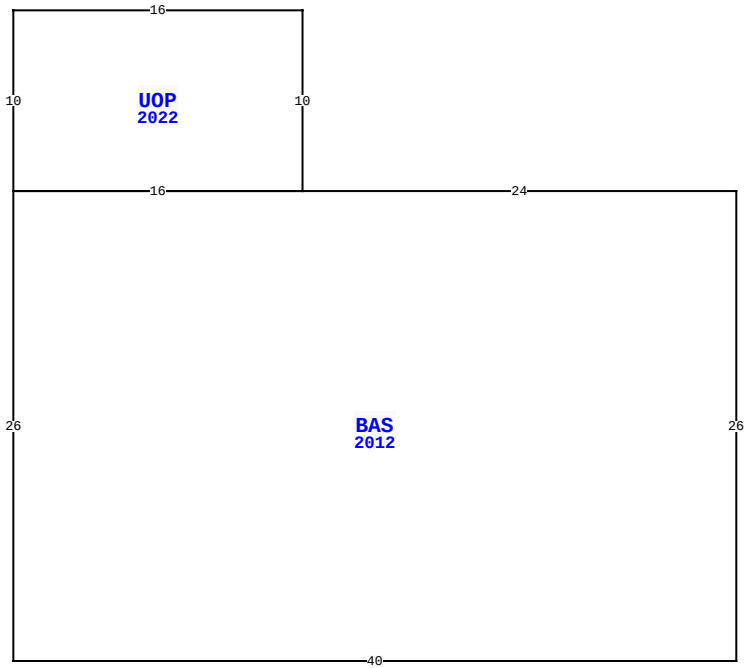
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,040	100	2012	1,040	70,451
UOP	160	25	2022	40	2,710
TOTALS	1,200			1,080	73,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	117.2000	99.62	107,590	2012	2012	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2024 Heated Area: 1040 HX Base Yr 2024



85419 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		87,664
TOTAL MARKET OB/XF VALUE		8,668
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		181,332
SOH/AGL Deduction		6,894
ASSESSED VALUE		174,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,716
TOTAL JUST VALUE		181,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530506	24X30GAR	31,198	05/01/2015
B1429268	CARPORT	12,744	09/01/2014
B26154	ADDITION	7,099	06/01/2012
C5398	CO ISSUED	0	03/22/2012
E24847	NEW CONSTR	0	03/01/2012
M16965	H/AC	0	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2588/1480	8/25/2022	WD	Q	I	01	240,000
GRANTOR: JONES JONATHON A						
GRANTEE: CRIDER MATTHEW DEVO						
1779/1991	2/18/2012	WD	Q	I	01	36,000
GRANTOR: BASS CONNIE JASON JR						
GRANTEE: JONES JONATHON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 UOP=[YR=2022] N10 W16 S10 E16$ W16 S26 E40 N26$.

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	0351	CARPORT MT	0	100	26	22	572.00	SF	10.00	10.00	100	2022	2022	3	93	5,320	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2022	2022	3	93	3,348	

LAND DESCRIPTION

TOTAL OB/XF 8,668

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

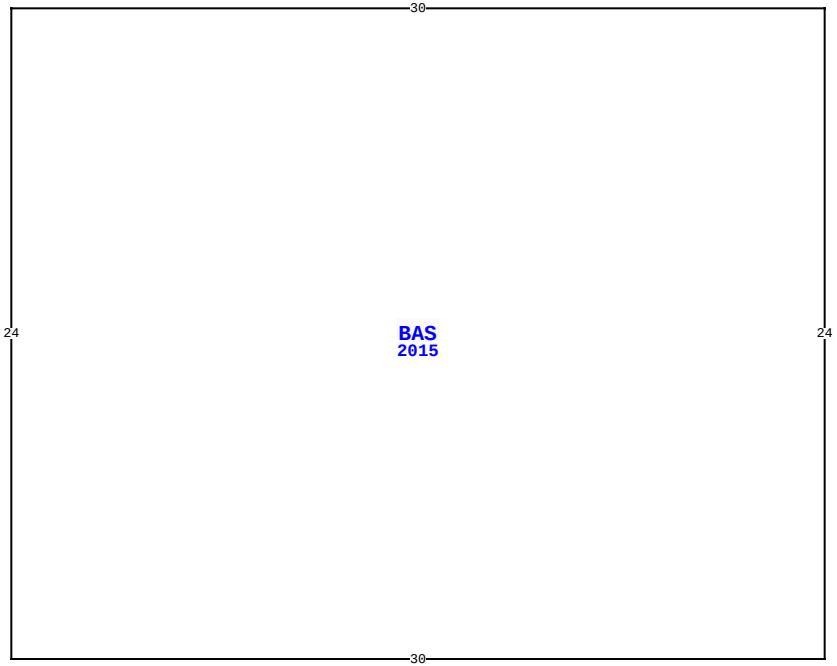
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2015	720	14,503
TOTALS	720			720	14,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	60.5000	22.38	16,114	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 2024 Heated Area: 720 HX Base Yr 2024



85419 DAVID RD, YULEE

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,722
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TOTAL JUST VALUE		181,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15791	NEW CONSTR	0	03/01/2012
MH002983	MH MOVE-ON	0	02/01/2000
MH93-141	MH MOVE-ON	17,000	07/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1480	8/25/2022	WD	Q	I	01	240,000
GRANTOR: JONES JONATHON A						
GRANTEE: CRIDER MATTHEW DEVO						
1779/1991	2/18/2012	WD	Q	I	01	36,000
GRANTOR: BASS CONNIE JASON JR						
GRANTEE: JONES JONATHON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 S24 E30 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS