BLOCK 10 LOT 6
LOFTON BLUFF 3 PB 4/108

BROWN MARGARET K & DENNIS A L/E/
85137 BEACON POINT
YULEE, FL 32097

2025

43-2N-27-4622-0010-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

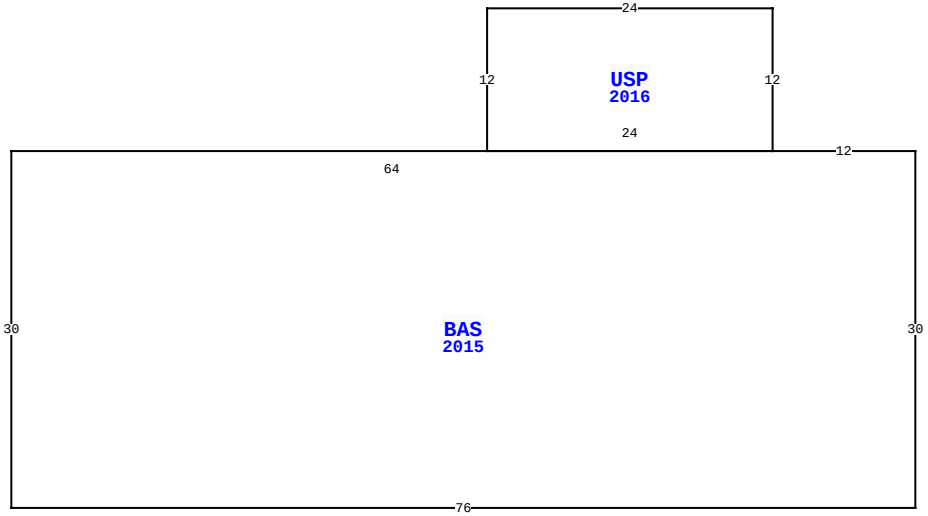
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2015	2,280	209,665
USP	288	30	2016	86	7,908
TOTALS	2,568			2,366	217,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,366	106.4280	95.79	226,639	2015	2015	0	0	0	4.00	96.00

2 SFR MODULR – 100% - 2007 Heated Area: 2280 HX Base Yr



BLD DATE	09/14/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

85137 BEACON PT, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		217,573
TOTAL MARKET OB/XF VALUE		20,994
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		323,567
SOH/AGL Deduction		21,400
ASSESSED VALUE		302,167
TOTAL EXEMPTION VALUE	13	302,167
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		323,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000881	REPAIR/RRF	29,000	01/14/2022
B1530463	CO ISSUED	0	07/01/2015
B1530463	MODULAR	0	05/01/2015
961602	MH MOVE-ON	0	12/01/1996
7712	MH MOVE-ON	11,000	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1946	8/17/2023	LE	U	I	11	100
GRANTOR: BROWN DENNIS ALLEN &						
GRANTEE: CRUZ JENNIFER NICOL						
1448/1188	9/29/2006	QC	Q	I	01	16,000
GRANTOR: BROWN MARGARET KATHRY						
GRANTEE: BROWN MARGARET K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 USP=[YR=2016] N12 W24 S12 E24$ W64 S30 E76 N30$.

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	0940	SHEDS/PORT	0	100	28	12	336.00	SF	30.00	30.00	100	2005	2005	3	22	2,218	
2	0812	CONCRETE C	0	100	0	0	4,000.00	SF	4.00	4.00	100	2020	2020	3	98	15,680	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2020	2020	3	86	3,096	

LAND DESCRIPTION

TOTAL OB/XF 20,994

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 03/01/2021 BY 0301 Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS