BLOCK 10 LOT 7
LOFTON BLUFF 3 PB 4/108

BOORD PEGGY LYNN/BOORD KENNETH WALTER
103 EVANS DRIVE
JACKSONVILLE BEACH, FL 32250

2025

43-2N-27-4622-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

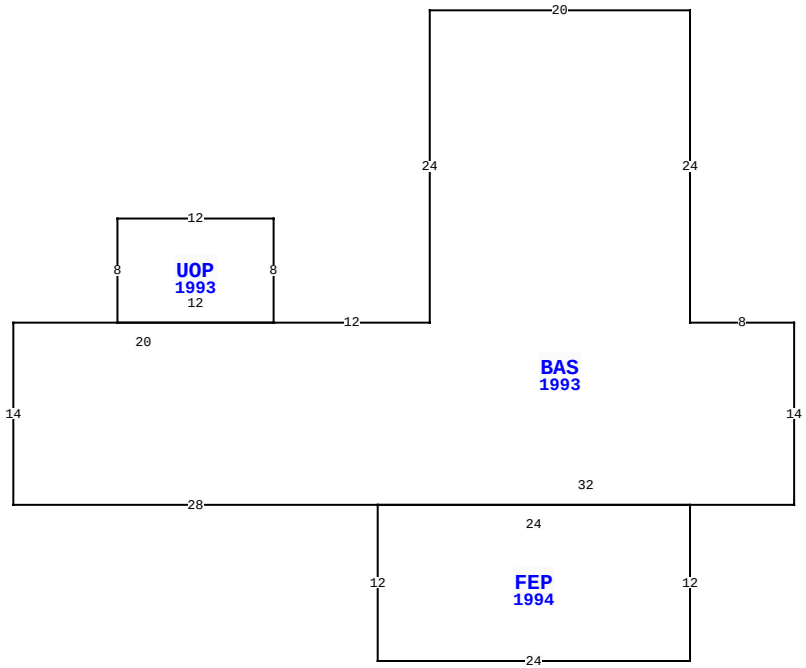
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	21,554
FEP	288	85	1994	245	4,001
UOP	96	25	1993	24	392
TOTALS	1,704			1,589	25,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,589	68.0400	54.43	86,489	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1565 HX Base Yr



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

85101 BEACON PT, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,947
TOTAL MARKET OB/XF VALUE	1,498
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	112,445
SOH/AGL Deduction	25,421
ASSESSED VALUE	87,024
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,024
TOTAL JUST VALUE	112,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/920	7/19/2024	QC	U	I	11	100
GRANTOR: BOORD PEGGY LYNN L/E						
GRANTEE: BOORD PEGGY LYNN						
2271/1077	4/29/2019	WD	U	I	11	100
GRANTOR: BOORD PEGGY						
GRANTEE: BLAKE DENVER K & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N24 W20 S24 W12 UOP=[YR=1993] N8 W12 S8 E12$ W20 S14 E28 FEP=[YR=1994] S12 E24 N12 W24$ E32 N14$.

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
3	0350	CARPORT WD	0	0	24	24	576.00	SF	13.00	13.00	100	1982	1982	3	20	1,498	

LAND DESCRIPTION

TOTAL OB/XF 1,498

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	0		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