BLOCK 1 LOT 20
IN OR 1886/1283
LOFTON BLUFF 2 PB 4/92 & 93

AVERA DONNY C
4075 CABBAGE COUNTY RD
HARTFORD, TN 37753

2026

43-2N-27-4621-0001-0200

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 50
Interior Floo	14	CARPET 50
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
Quality	04	Quality Level 04

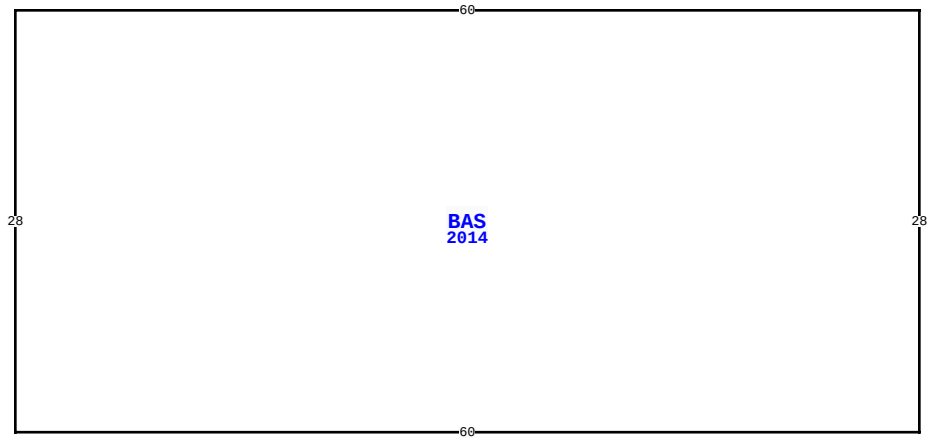
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2014	1,680	136,216
TOTALS	1,680			1,680	136,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	128.7000	115.83	194,594	2014	2014	0	0	0	30.00	70.00

1 M/H 94+ 0% - 0 Heated Area: 1680 HX Base Yr



85039 AMANDA CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	136,216
TOTAL MARKET OB/XF VALUE	10,986
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	237,202
SOH/AGL Deduction	27,028
ASSESSED VALUE	210,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,174
TOTAL JUST VALUE	237,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145537	CO ISSUED	0	04/16/2014
MH145537	MH MOVE-ON	0	02/01/2014
B24962	DEMOLITION	2,000	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/1283	10/28/2013	WD	Q	I	01	45,000
GRANTOR: BLACK GLENDA C						
GRANTEE: AVERA DONNY C						
1614/0282	4/08/2009	WD	U	I	12	57,500
GRANTOR: DAMON ALTA ELAINE						
GRANTEE: BLACK GLENDA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S28 E60 N28$.

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	0	20	12	240.00	SF	30.00	30.00	100	2015	2015	3	60	4,320	
2	1242	WD DECK A	0	0	8	30	240.00	SF	10.00	10.00	100	2020	2020	3	82	1,968	
3	0752	USP	0	0	12	30	360.00	SF	15.00	15.00	100	2020	2020	3	87	4,698	

LAND DESCRIPTION

TOTAL OB/XF 10,986

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS