

BLOCK 1 LOT 28 & PT OF LOT 29
IN OR 2406/405
(EX OR 2179/1427)

HANNAH JAMES R JR & ANNIKA C
85240 AMANDA CT
YULEE, FL 32097

2026

43-2N-27-4621-0001-0280



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

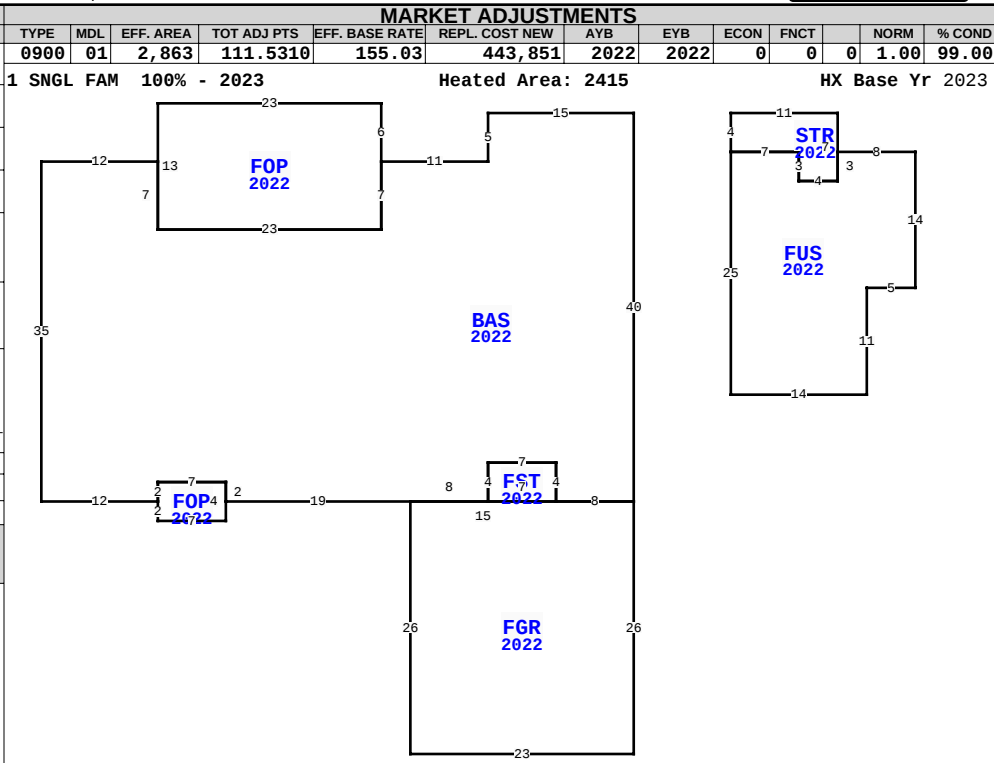
QUALITY	04	QUALITY LEVEL	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

BAS	2,007	100	2022	2,007	308,034
FGR	598	55	2022	329	50,495
FOP	28	30	2022	8	1,228
FOP	299	30	2022	90	13,813
FST	28	55	2022	15	2,302
FUS	408	100	2022	408	62,619
STR	56	10	2022	6	921

TOTALS	3,424			2,863	439,412
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0300	BOAT DCK W	0	100	0	1,290.00	SF	40.00	40.00
3	0317	DCK PLNG W	0	100	0	2.00	UT	1,000.00	1,000.00
4	0310	AL GANG WY	0	100	0	16.00	LF	115.00	115.00
5	0303	FLT DOCK W	0	100	20	200.00	SF	26.00	26.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	1.56
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.33



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

TOTAL OB/XF									
56,669									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		452,844	
TOTAL MARKET OB/XF VALUE		56,669	
TOTAL LAND VALUE - MARKET		210,765	
TOTAL MARKET VALUE		720,278	
SOH/AGL Deduction		59,747	
ASSESSED VALUE		660,531	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		609,120	
TOTAL JUST VALUE		720,278	
NCON VALUE		13,432	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		699,557	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001728	22X25 STORAGE BLD	35,667	02/19/2025
22016064	CO ISSUED	0	10/26/2022
22002438	NEW CONSTR	403,388	02/14/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2605/1849	11/03/2022	WD	U	I	11	100	
GRANTOR: SLON KELLY							
GRANTEE: HANNAH JAMES R JR &							
2406/0405	11/04/2020	WD	Q	V	01	132,500	
GRANTOR: SLON KELLY							
GRANTEE: HANNAH JAMES R JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 S5 W11 FOP=[YR=2022] N6 W23 S13 E23 N7\$ S7 W23 N7 W12 S35 E12 FOP=[YR=2022] S2 E7 N4 W7 S2 \$ N2 E7 S2 E19 FGR=[YR=2022] S26 E23 N26 W8 FST=[YR=2022] W7 N4 E7 S4\$ W15\$ E8 N4 E7 S4 E8 N40\$ PTR= E10 STR=[YR=2022] S4 FUS=[YR=2022] S25 E14 N11 E5 N14 W8 S3 W4 N3 W7\$ E7 S3 E4 N7 W11\$ W10\$.									

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