BLOCK 1 PT OF LOT 29
IN OR 2185/634
LOFTON BLUFF 2 PB 4/92-93

HARDING KIM
85236 AMANDA COURT
YULEE, FL 32097

2026

43-2N-27-4621-0001-0290

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

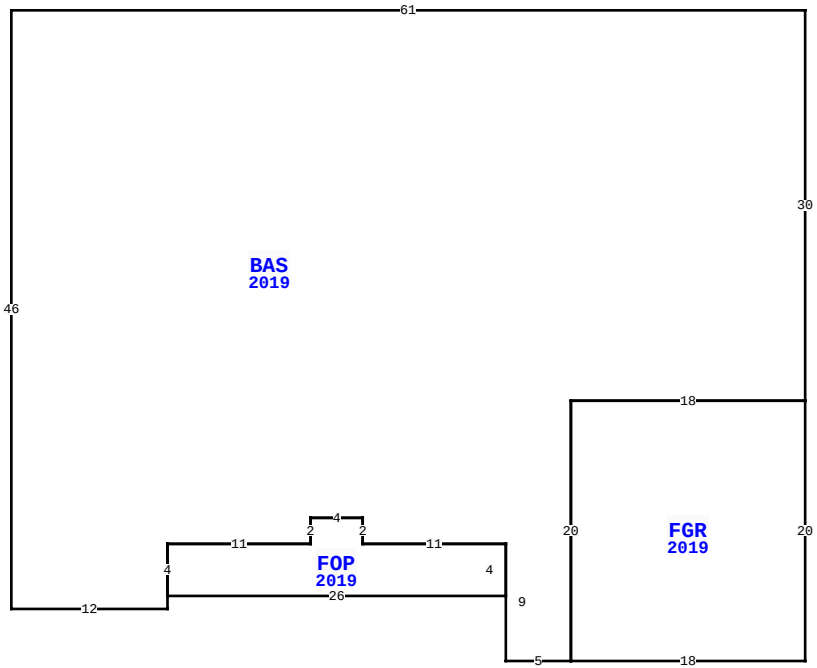
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,400	100	2019	2,400	362,732
FGR	360	55	2019	198	29,925
FOP	112	30	2019	34	5,139
TOTALS	2,872			2,632	397,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,632	113.8560	158.26	416,540	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2020 Heated Area: 2400 HX Base Yr 2020



85236 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		397,796
TOTAL MARKET OB/XF VALUE		54,500
TOTAL LAND VALUE - MARKET		167,475
TOTAL MARKET VALUE		619,771
SOH/AGL Deduction		212,321
ASSESSED VALUE		407,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		356,039
TOTAL JUST VALUE		619,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1805616	CO ISSUED	0	04/22/2019
18005616	NEW CONSTR	292,947	06/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/0634	3/23/2018	WD	Q	I	01	136,000
GRANTOR: PREMIER HOMES OF NORT						
GRANTEE: HARDING KIM						
2179/1427	2/23/2018	WD	Q	V	01	128,500
GRANTOR: SLON KELLY						
GRANTEE: PREMIER HOMES OF NO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W61 S46 E12 N1 FOP=[YR=2019] E26 N4 W11 N2 W4 S2 W11 S4$ N4 E11 N2 E4 S2 E11 S9 E5FGR=[YR=2019] E18 N20 W18 S20$ N20 E18 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	0860	POOL/SPA	0	100	13	0	1.00	UT	50,000.00	50,000.00	100	1993	1993	04	85	42,500	
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 54,500

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	000116	C	RES MARSH	100	0006	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	135,000.00	135,000.00	167,400							
2	009630	C	SWAMP	100	0006	OR	0.00	0.00	0.15	AC		1.00	1.00	1.00	500.00	500.00	75							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.39 Total Land Value: 167,475 Market: 0 Agricultural: 0 Common: 167,475 PRINTED 07/09/2026 BY SYS