

BLOCK 1 LOT 34
IN OR 551 PG 818
LOFTON BLUFF 2 PB 4/92 & 93

MORRISON GARY W & PAULA F
85136 AMANDA CT
YULEE, FL 32097

2026

43-2N-27-4621-0001-0340



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,568	100	1993	1,568	140,803
FOP	40	30	1993	12	1,078
FSP	288	40	1993	115	10,327
FUS	840	100	1993	840	75,430

TOTALS	2,736			2,535	227,637
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00
5	0860	POOL/SPA	0	100	14	0	1.00	UT	50,000.00
6	0752	USP	0	100	16	12	192.00	SF	15.00
7	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00

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	1.16

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,535	102.9120	108.06	273,932	1988	1988	0	0	0 16.90	83.10
1 SINGLE FAM 100% - 0 Heated Area: 2408 HX Base Yr 1989											

85136 AMANDA CT, YULEE	BLD DATE	LGL DATE	05/11/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1993	1993	3	20	480	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	1994	1994	3	20	960	
5	0860	POOL/SPA	0	100	14	0	1.00	UT	50,000.00	50,000.00	100	1994	1994	04	85	42,500	
6	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	1996	1996	3	20	576	
7	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2024	2018		74	5,328	

TOTAL OB/XF										51,944							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000116	C	RES MARSH	100	0006	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	135,000.00	135,000.00	156,600

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				227,637	
TOTAL MARKET OB/XF VALUE				51,944	
TOTAL LAND VALUE - MARKET				156,600	
TOTAL MARKET VALUE				436,181	
SOH/AGL Deduction				245,601	
ASSESSED VALUE				190,580	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				139,169	
TOTAL JUST VALUE				436,181	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				391,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-00942	SWIM POOL	7,800	04/01/1994
5515	NEW CONSTR	1,950	11/16/1988
2816	H/AC	3,200	11/16/1988
3243	NEW CONSTR	0	10/12/1988
5196	NEW CONSTR	55,585	09/30/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0551/0818	9/02/1988	WD	Q	V		16,500	
GRANTOR: PLUNK MORRIS A							
GRANTEE: MORRISON GARY W							
0389/0230	5/06/1983	WD	U	I	11	100	
GRANTOR: PHILIPS ELISE ET AL							
GRANTEE: PLUNK MORRIS A & LI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=1993] N12 W18 S16 E18 N4\$ S4 W18 N8 W12 S48 E20 N12 FOP=[YR=1993] E10 N4 W10 S4\$ N4 E10 N4 E18 N24\$ PTR=E10 FUS=[YR=1993] E30 S28 W30 N28\$ W10\$.									