

BLOCK 1 LOT 36
IN OR 724 PG 1807
ESMT IN OR 458/456

JONES LONNIE D & JUDY ANN
85092 AMANDA COURT
YULEE, FL 32097

2026

43-2N-27-4621-0001-0360



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

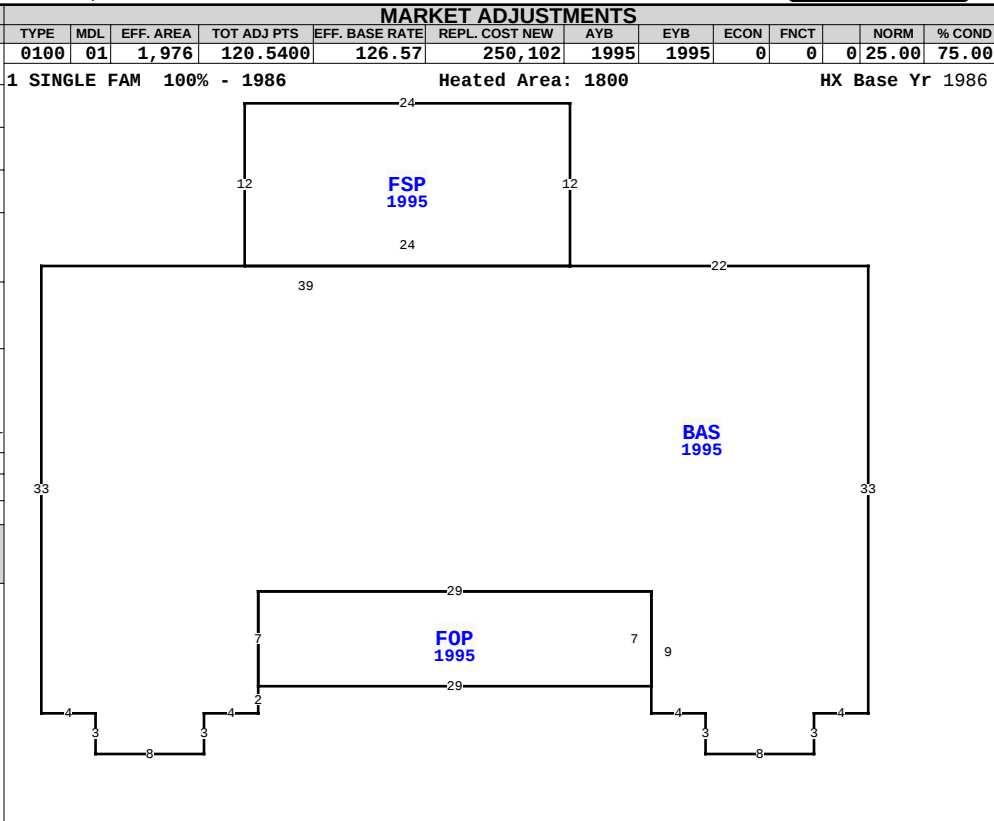
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1995	1,800	170,870
FOP	203	30	1995	61	5,791
FSP	288	40	1995	115	10,917

TOTALS	2,291			1,976	187,576
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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	16	128.00	SF	30.00
3	0681	POLE SHED	0	100	10	6	60.00	SF	15.00
4	0351	CARPORT MT	0	100	10	16	160.00	SF	10.00
6	0350	CARPORT WD	0	100	17	27	459.00	SF	13.00

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	1.32



85092 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	1995	1995	3	74	2,590	
2	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
3	0681	POLE SHED	0	100	10	6	60.00	SF	15.00	15.00	100	1990	1990	3	20	180	
4	0351	CARPORT MT	0	100	10	16	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	
6	0350	CARPORT WD	0	100	17	27	459.00	SF	13.00	13.00	100	1995	1995	3	20	1,193	

TOTAL OB/XF													5,051		
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			
06	OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	135,000.00	135,000.00	178,200			

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		202,216	
TOTAL MARKET OB/XF VALUE		5,051	
TOTAL LAND VALUE - MARKET		178,200	
TOTAL MARKET VALUE		385,467	
SOH/AGL Deduction		197,335	
ASSESSED VALUE		188,132	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		136,721	
TOTAL JUST VALUE		385,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963422	XFOB	14,280	10/01/1996
94 01418	NEW CONSTR	70,000	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0724/1807	3/02/1995	QC	U	I	10	40,000	
GRANTOR: DEAN RUSSELL CONST IN							
GRANTEE: JONES LONNIE & JUDY							
0718/1736	11/23/1994	WD	Q	I	06	100	
GRANTOR: JONES LONNIE D & JUDY							
GRANTEE: DEAN RUSSELL CONSTR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W22 FSP=[YR=1995] N12 W24 S12 E24\$ W39 S33 E4 S3 E8 N3 E4 N2 FOP=[YR=1995] E29 N7 W29 S7\$ N7 E29 S9 E4 S3 E8 N3 E4 N33\$.									

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