BLOCK 3 LOT 2
LOFTON BLUFF 2 PB 4/92 & 93

WELLS ROSALYN E
85118 BEACON PT
YULEE, FL 32097

2026

43-2N-27-4621-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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

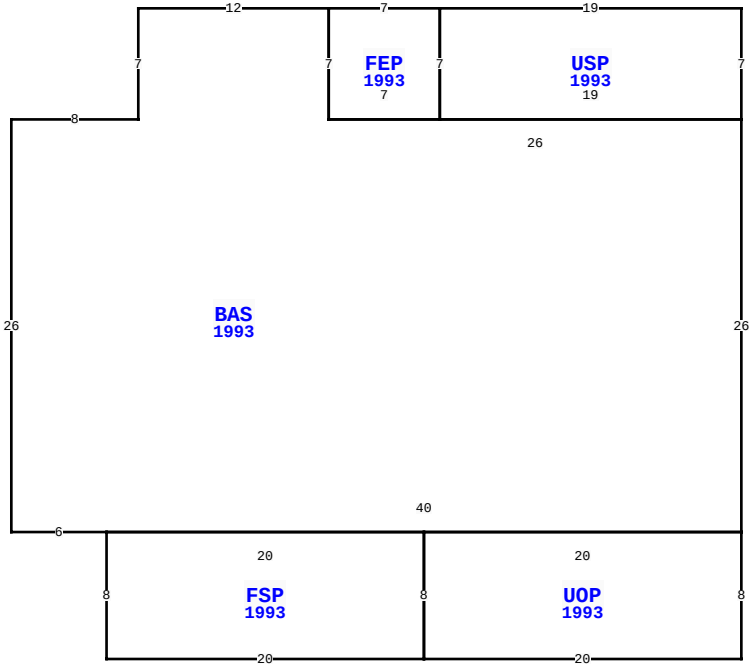
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	106,840
FEP	49	80	1993	39	3,255
FSP	160	40	1993	64	5,342
UOP	160	20	1993	32	2,671
USP	133	30	1993	40	3,339
TOTALS	1,782			1,455	121,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,455	111.1800	116.74	169,857	1927	1940	0	0	0	28.50	71.50

1 SINGLE FAM 100% - 2024 Heated Area: 1280 HX Base Yr 2024



85118 BEACON PT, 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		121,448
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		212,312
SOH/AGL Deduction		10,227
ASSESSED VALUE		202,085
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,674
TOTAL JUST VALUE		212,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000093	SFR NEW METAL BUI	83,568	01/06/2026
961469	H/AC	0	01/01/1996
95-2085	CHNGE SRVC	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/665	7/14/2023	QC	U	I	11	100
GRANTOR: BROWN HAROLD E						
GRANTEE: WELLS ROSALYN E						
0399/0236	9/01/1983	WD	Q	V		10,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W19 FEP=[YR=1993] W7 BAS=[YR=1993] W12 S7 W8 S26 E6 FSP=[YR=1993] S8 E20 UOP=[YR=1993] E20 N8 W20 S8$ N8 W20$ E40 N26 W26 N7 $ S7 E7 N7$ S7 E19 N7$.

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	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	100	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