

BLOCK 4 LOT 11
ESMT IN OR 458/763
LOFTON BLUFF #2 PB 4/92 & 93

HUTSELL DAVID CHRISTOPHER/HUTSELL GLADYS
85237 ANGIE RD
YULEE, FL 32097

2026

43-2N-27-4621-0004-0110



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD ON PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	13	LVT/LAMNT 50			
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	1,820	100	1993	1,820	142,865
FEP	240	80	2006	192	15,072
FSP	190	40	1993	76	5,966
FSP	100	40	2006	40	3,140
STP	60	10	2006	6	471
UOP	60	20	1993	12	942
UOP	204	20	2006	41	3,219
TOTALS	2,674			2,187	171,673

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	102.4100	107.53	235,168	1986	1986		0	0	27.00	73.00
1 SINGLE FAM 100% - 2021 Heated Area: 1820 HX Base Yr 2021												
Diagram details: The lot is 34 wide and 41 deep. A 6x6 UOP 2006 area is at the top left. Below it is a 10x10 FSP 2006 area. To the right of the FSP 2006 is a 24x10 FEP 2006 area. Below the FSP 2006 and FEP 2006 is a 10x19 FSP 1993 area. To the right of the FSP 1993 is a large 28x35 BAS 1993 area. At the bottom right is a 4x4 STP 2006 area. The remaining lot area is 15x15.												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
			ML

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