BLOCK 10 LOT 2
EX FPL ESMT OR 403/30
LOFTON BLUFF 3 PB 4/1008

SMITH DAVID L & LYNN E
85461 DAVID RD
YULEE, FL 32041

2026

43-2N-27-4622-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

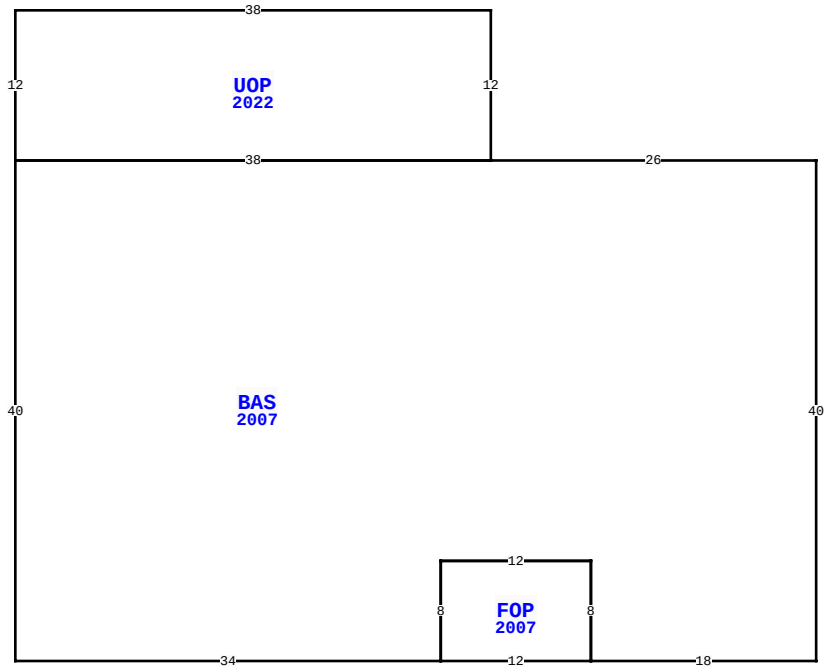
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100	2007	2,464	195,027
FOP	96	30	2007	29	2,295
UOP	456	25	2022	114	9,023
TOTALS	3,016			2,607	206,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,607	157.0400	141.34	368,473	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2025 Heated Area: 2464 HX Base Yr 2025



85461 DAVID RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,461
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		313,576
SOH/AGL Deduction		2,015
ASSESSED VALUE		311,561
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,150
TOTAL JUST VALUE		313,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,370

TWMH VIN: PH06107040(A/B/C)FL / TITLE: 99499069 &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008077	GARAGE (12X35) +	53,921	07/10/2024
B23477	XFOB	6,297	04/01/2010
C4996	CO ISSUED	0	09/01/2007
MH4996	MH MOVE-ON	0	09/01/2007
E19969	ELEC OTHER	0	09/01/2007
M13276	MECH OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1507	6/18/2024	WD	Q	I	01	350,000

GRANTOR: TILIAKOS-TURNER ANDRE
GRANTEE: SMITH DAVID L & LYN

2498/0553	7/13/2021	QC	U	I	11	100

GRANTOR: TURNER DUSTIN R
GRANTEE: TILIAKOS-TURNER AND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 UOP=[YR=2022] N12 W38 S12 E38$ W38 S40 E34
FOP=[YR=2007] E12 N8 W12 S8$ N8 E12 S8 E18 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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 01/03/2025 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS

BLOCK 10 LOT 2
EX FPL ESMT OR 403/30
LOFTON BLUFF 3 PB 4/1008

SMITH DAVID L & LYNN E
85461 DAVID RD
YULEE, FL 32041

2026

43-2N-27-4622-0010-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

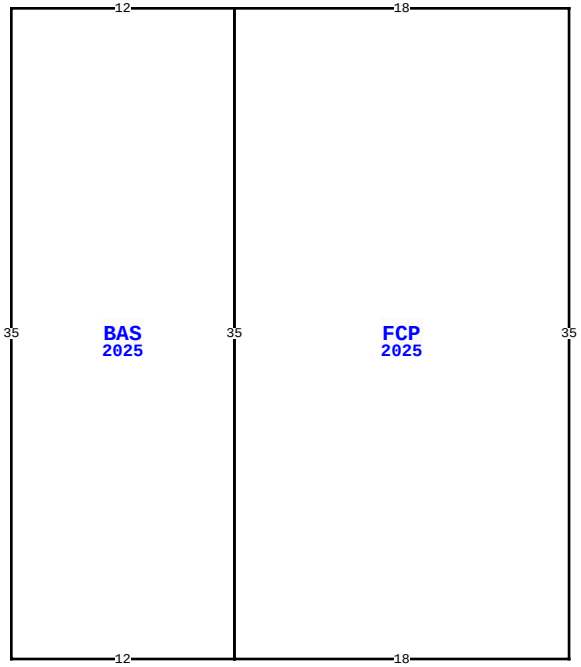
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	2025	420	10,257
FCP	630	25	2025	158	3,859
TOTALS	1,050			578	14,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	578	63.2500	24.67	14,259	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 420 HX Base Yr 2025



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85461 DAVID RD, YULEE

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		313,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12705	OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TILIAKOS-TURNER ANDRE						
GRANTEE: SMITH DAVID L & LYN						
2498/0553	7/13/2021	QC	U	I	11	100
GRANTOR: TURNER DUSTIN R						
GRANTEE: TILIAKOS-TURNER AND						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2025;ORIG=50,10] E18 S35 W18 N35 $
BAS=[YR=2025;ORIG=38,10] E12 S35 W12 N35 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/03/2025 BY KWX Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS