BLOCK 10 LOT 4
LOFTON BLUFF #3 PB 4/108

BURNETT GARRET
85363 DAVID ROAD
YULEE, FL 32097

2026

43-2N-27-4622-0010-0040

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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	Quality Level 05

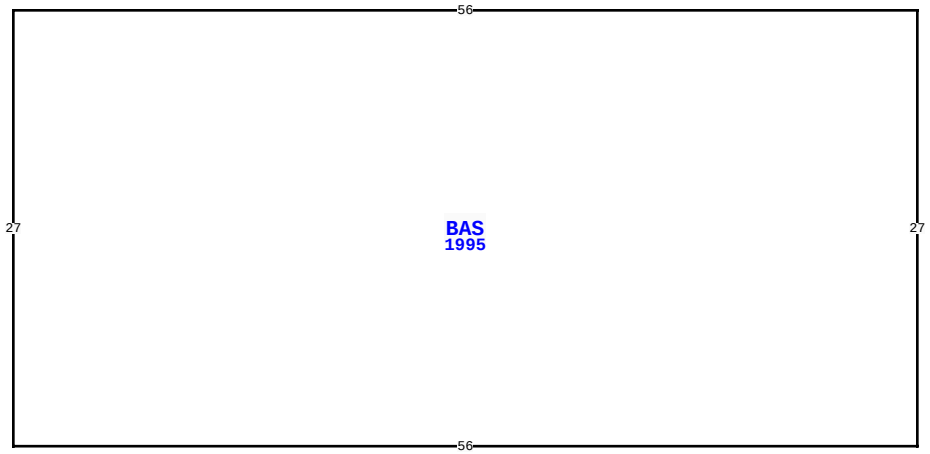
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1995	1,512	99,860
TOTALS	1,512			1,512	99,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	141.1200	127.01	192,039	1995	2005	0	0	0	48.00	52.00

1 M/H 94+ 100% - 2021 Heated Area: 1512 HX Base Yr 2021



85363 DAVID RD, 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		99,860
TOTAL MARKET OB/XF VALUE		624
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		190,484
SOH/AGL Deduction		51,065
ASSESSED VALUE		139,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,008
TOTAL JUST VALUE		190,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
951142	MH MOVE-ON	4,500	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2399/0218	10/02/2020	WD	Q	I	01	155,000
GRANTOR: BLOCKER ROBERT						
GRANTEE: BURNETT GARRET						
2280/1504	6/07/2019	WD	Q	I	01	133,500
GRANTOR: EHLERS BETTY						
GRANTEE: BLOCKER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S27 E56 N27$.

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	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	1996	1996	3	20	240	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1999	1999	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 624

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