PT OF E1/2 OF SE1/4
2002 DW/MH GENERAL
IN OR 2014/1709

BLACKSHEAR JOHN D III
75227 BUFFALO ST
YULEE, FL 32097

2023

08-2N-27-0000-0005-0100

BUILDING CHARACTERISTICS

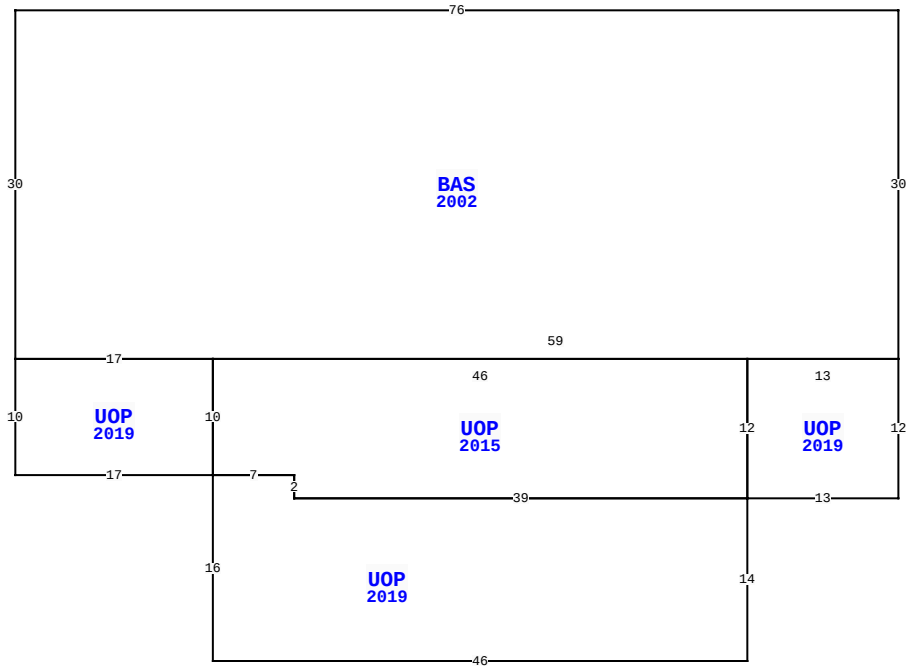
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	102,246
UOP	538	25	134	6,009
UOP	156	25	39	1,749
UOP	170	25	42	1,883
UOP	658	25	164	7,354
TOTALS	3,802		2,659	119,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,659	123.2000	86.24	229,312	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



75227 BUFFALO ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		119,242
TOTAL MARKET OB/XF VALUE		9,984
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		289,226
SOH/AGL Deduction		166,317
ASSESSED VALUE		122,909
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,909
TOTAL JUST VALUE		289,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0475670	CARPORT	6,390	08/01/2004
P025624	NEW BATH	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2014/1709	11/19/2015	QC	U	I	11	100
GRANTOR: KNIGHT JESSE & FREEDA						
GRANTEE: BLACKSHEAR JOHN D I						
1993/1128	7/27/2015	CT	U	I	18	101,700
GRANTOR: CLERK OF COURTS						
GRANTEE: KNIGHT JESSE & FREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S30 UOP=[YR=2019] S10 E17 N10 W17$ E17
UOP=[YR=2015] S10 UOP=[YR=2019] S16 E46 N14 W39 N2 W7 $ E7
S2 E39 UOP=[YR=2019] E13 N12 W13 S12$ N12 W46$ E59 N30$.

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
4	0510	GARAGE WD-	0	100	24	36	864.00	SF	21.00	21.00	100	1990	1990	3	20	3,629	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
9	0811	CONCRETE B	0	100	0	0	643.00	SF	5.20	5.20	100	2019	2019	3	99	3,310	

LAND DESCRIPTION

TOTAL OB/XF 9,984

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	000115	C	SFR ACRES	100	0002	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	160,000							

REVIEW DATE 03/23/2020 BY NWP Total Acres: 2.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS