

PT JOHN D VAUGHAN GRANT
SEC 38-2N-27E IN OR 1948/53
BEING PARCEL A & OR 2557/2

BLAIR GERALD F & CARLYNE L
85722 MINER RD
YULEE, FL 32097

2023

38-2N-27-0000-0014-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	1,920	168,973
FGR	572	55	315	27,722
FOP	128	30	38	3,344
FOP	160	30	48	4,224
PTO	192	5	10	880

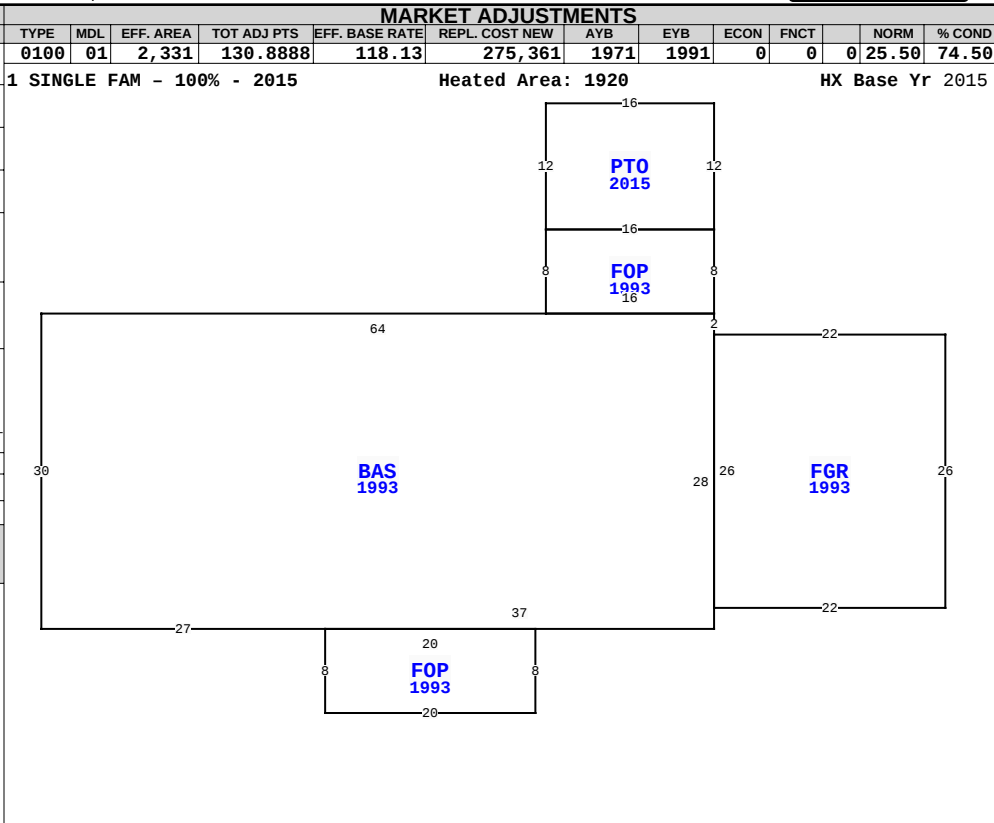
TOTALS 2,972 2,331 205,144

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
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
3	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50	100	1980	1980	3	35	328	
4	0200	BARN WD 0-	0 100	26	48	1,248.00	SF	20.00	20.00	100	1993	1993	3	20	4,992	
5	0810	CONCRETE A	0 100	4	8	32.00	SF	6.50	6.50	100	1980	1980	3	35	73	
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.75	AC		1.00	1.00	1.00	80,000.00	80,000.00	220,000							



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

TOTAL OB/XF																14,995

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,144
TOTAL MARKET OB/XF VALUE		14,995
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		440,139
SOH/AGL Deduction		320,578
ASSESSED VALUE		119,561
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,561
TOTAL JUST VALUE		440,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0273	GARAGE	4,992	06/01/1993
B93-0274	ADDITION	4,992	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0002	4/20/2022	WD	U	V	11	100
GRANTOR: BLAIR GERALD F & CARL						
GRANTEE: BLAIR GERALD F & CA						
1948/0053	11/14/2014	QC	U	I	11	72,500
GRANTOR: BLAIR CARLYNE L ROBER						
GRANTEE: BLAIR GERALD F & CA						

BUILDING NOTES

BUILDING DIMENSIONS	
FGR=[YR=1993]	W22 BAS=[YR=1993] N2 FOP=[YR=1993] N8
PTO=[YR=2015]	N12 W16 S12 E16\$ W16 S8 E16\$ W64 S30 E27
FOP=[YR=1993]	S8 E20 N8 W20\$ E37 N28\$ S26 E22 N26\$.