TRACT 7
IN OR 1303/92
LOFTON BLUFF SUB PB 4/57

BARNETTE BILLIE LYNN
85038 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4620-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

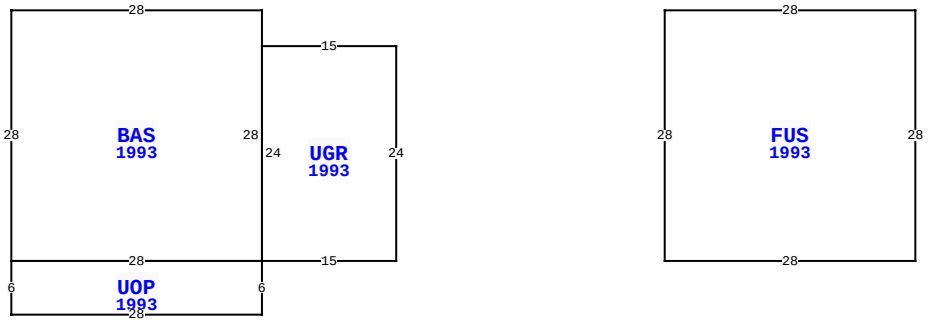
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	56,297
FUS	784	100	784	56,297
UGR	360	45	162	11,633
UOP	168	20	34	2,441
TOTALS	2,096		1,764	126,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	102.0000	92.06	162,394	1978	1978	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1568 HX Base Yr 2020



85038 BLACKMON RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		126,667
TOTAL MARKET OB/XF VALUE		3,478
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		230,145
SOH/AGL Deduction		109,691
ASSESSED VALUE		120,454
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		70,454
TOTAL JUST VALUE		230,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7836	REPAIR/RRF	1,325	02/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/0092	3/18/2005	QC	U	I	06	100
GRANTOR: COPELAND NORMAN A &						
GRANTEE: BARNETTE BILLIE LYN						
0576/0414	8/07/1989	WD	U	I		50,000
GRANTOR: THARP CHARLES D						
GRANTEE: COPELAND NORMAN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 UOP=[YR=1993] S6 E28 N6W28$ E28
UGR=[YR=1993] E15 N24 W15 S24$ N28$ PTR= E45 FUS=[YR=1993]
E28 S28 W28 N28 $ W45 $.

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	8	12	96.00	SF	10.00	10.00	100	1989	1989	3	20	192	
2	0300	BOAT DCK W	0	100	0	0	266.00	SF	40.00	40.00	100	1989	1989	3	20	2,128	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	20.10	20.10	100	1980	1980	3	20	1,158	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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	000116	C	SFR MARSH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/08/2019 BY SB Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS