TRACT 11
IN OR 2204/791
LOFTON BLUFF SUB PB 4/57

CARLISLE JOHN SR & JENNIFER R
85074 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4620-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

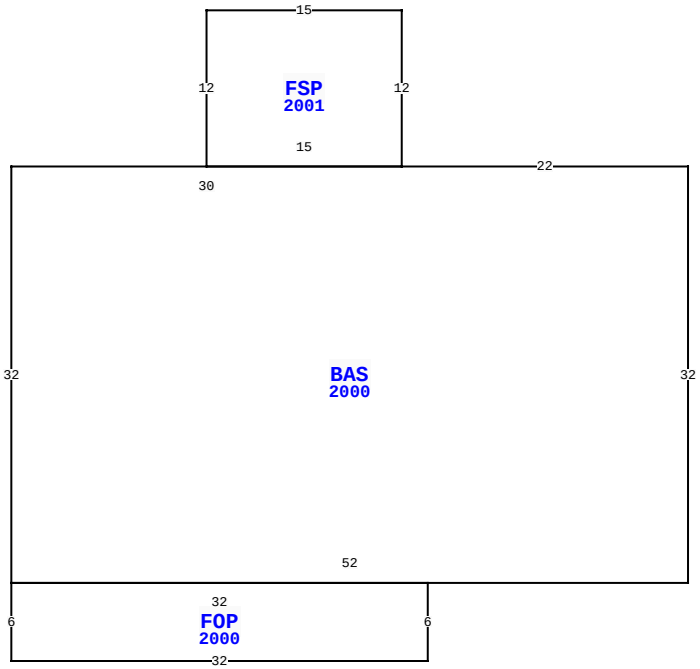
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,664	100	1,664	139,944
FOP	192	30	58	4,878
FSP	180	40	72	6,055
TOTALS	2,036		1,794	150,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	111.6000	100.72	180,692	2000	2000	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1664 HX Base Yr 2019



85074 BLACKMON RD, YULEE

BLD DATE	02/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,878
TOTAL MARKET OB/XF VALUE		11,195
TOTAL LAND VALUE - MARKET		109,000
TOTAL MARKET VALUE		271,073
SOH/AGL Deduction		79,147
ASSESSED VALUE		191,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,926
TOTAL JUST VALUE		271,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006623	30X48 POLE BARN	47,865	05/19/2023
22009075	ADDITION	16,711	06/14/2022
B018807	GARAGE	18,000	09/01/2001
P04207	NEW CONSTR	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0791	6/15/2018	WD	Q	I	01	258,000
GRANTOR: AKERS LINDA M & WILLI						
GRANTEE: CARLISLE JOHN SR &						
2114/1995	4/14/2017	QC	U	I	11	59,200
GRANTOR: AKERS LINDA M F/K/A L						
GRANTEE: AKERS LINDA M & WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 FSP=[YR=2001] N12 W15 S12 E15 $ W30 S32
FOP=[YR=2000] S6 E32 N6 W32 $ E52 N32 $.

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
2	0681	POLE SHED	0	100	6	10	60.00	SF	15.00	15.00	100	1997	1997	3	26	234	
3	0681	POLE SHED	0	100	6	10	60.00	SF	15.00	15.00	100	1997	1997	3	26	234	
4	0810	CONCRETE A	0	100	0	0	37.00	SF	6.50	6.50	100	2000	2000	3	80	192	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
7	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	2001	2001	3	30	7,560	

LAND DESCRIPTION

TOTAL OB/XF 11,195

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	0006	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							

REVIEW DATE 03/10/2021 BY NWA Total Acres: 1.09 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 08/02/2023 BY SYS