



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	05	AVERAGE 100	0800	02	1,512	117.2000	82.04	124,044	2006	2006			0	0	40.00	60.00	VALUATION BY																		
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 0% - 0										Heated Area: 1512					HX Base Yr					STANDARD												
Roof Cover	03	COMP SHNGL 100	27 56 27 56 BAS 2006										BUILDING MARKET VALUE										74,426												
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										11,164												
Interior Floo	14	CARPET 80											TOTAL LAND VALUE - MARKET										197,000												
Interior Floo	08	SHT VINYL 20											TOTAL MARKET VALUE										282,590												
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										115,961												
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										166,629												
Bedrooms		3 100											TOTAL EXEMPTION VALUE										0												
Bathrooms		2 100											BASE TAXABLE VALUE										166,629												
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										282,590												
Stories	1.	1. 100											NCON VALUE										0												
Units		0 100											INCOME VALUE																						
BUD8 Adjustme	04	DIST 01 100											PREVIOUS YEAR MKT VALUE										257,839												
Quality			03	Quality Level 03																															
DOR CODE			0200	MOBILE HOME																															
MAP NUM				MKT AREA			04																												
NEIGHBORHOOD/LOC			4048.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,512	100	1,512	74,426																															
TOTALS			1,512	1,512		74,426																													
EXTRA FEATURES			85120 BLACKMON RD, YULEE																																
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	0810	CONCRETE A	0	0	0	0	374.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,203																			
3	0940	SHEDS/PORT	0	0	13	10	130.00	SF	30.00	30.00	100	2000	2000	3	20	780																			
4	0812	CONCRETE C	0	0	0	0	2,869.00	SF	4.00	4.00	100	2000	2000	3	80	9,181																			
LAND DESCRIPTION			TOTAL OB/XF			11,164																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	100,000.00	100,000.00	197,000																		
REVIEW DATE			08/27/2018		BY		SBX		Total Acres: 1.97		Total Land Value: 197,000				Market: 0		Agricultural: 0		Common: 197,000		PRINTED 08/02/2023 BY SYS														