

TRACTS 19 20 & 21
OR 331/237 & OR 594/754 &
OR 822/30 & OR 827/559

DAVIS MARY
85158 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4620-0019-0000



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	PAGE 1 of 2														
Exterior Wall	20	FACE BRICK 100	0100	01	2,414	122.0541	110.15	265,902	2002	2007	0	0	0	11.25	88.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 2049													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 90																											
Interior Floo	11	CLAY TILE 10																											
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			06	Quality Level 06																									
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	2,049	100	2,049	200,306																									
FGR	506	55	278	27,177																									
FOP	56	30	17	1,662																									
FOP	200	30	60	5,865																									
PTO	210	5	10	978																									
TOTALS			3,021		2,414	235,988																							
EXTRA FEATURES			85158 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												
3	0510	GARAGE WD-	0	100	30	45	1,350.00	SF	26.25	26.25	100	1990	1990	3	20	7,088													
4	0940	SHEDS/PORT	0	100	24	16	384.00	SF	20.10	20.10	100	1984	1984	3	20	1,544													
5	0510	GARAGE WD-	0	100	24	14	336.00	SF	26.25	26.25	100	1984	1984	3	20	1,764													
6	0920	CWALL-WD/M	0	100	0	0	45.00	LF	390.00	390.00	100	2003	2003	3	22	3,861													
7	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	1995	1995	3	72	3,370													
8	0812	CONCRETE C	0	100	0	0	1,431.00	SF	4.00	4.00	100	2002	2002	3	83	4,751													
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045													
10	1127	BRICK 8"	0	100	0	0	14.00	SF	11.00	11.00	100	2002	2002	3	95	146													
11	1242	WD DECK A	0	100	16	16	256.00	SF	7.50	7.50	100	2003	2003	3	22	422													
12	0803	ASPHALT C	0	100	133	12	1,596.00	SF	2.00	2.00	100	2003	2003	3	54	1,724													
LAND DESCRIPTION			TOTAL OB/XF 27,715																										
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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	3.11	AC		1.00	1.00	1.00	100,000.00	100,000.00	311,000												
REVIEW DATE 05/27/2020 BY NWX Total Acres: 3.11 Total Land Value: 311,000 Market: 0 Agricultural: 0 Common: 311,000 PRINTED 08/02/2023 BY SYS																													

DAVIS MARY
85158 BLACKMON RD
YULEE, FL 32097

43-2N-27-4620-0019-0000

[illegible]