TRACTS 24 & 25
IN OR 669/1813 & OR 669/1859
LOFTON BLUFF SUB PB 4/57

TURNER JUDI D
85214 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4620-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

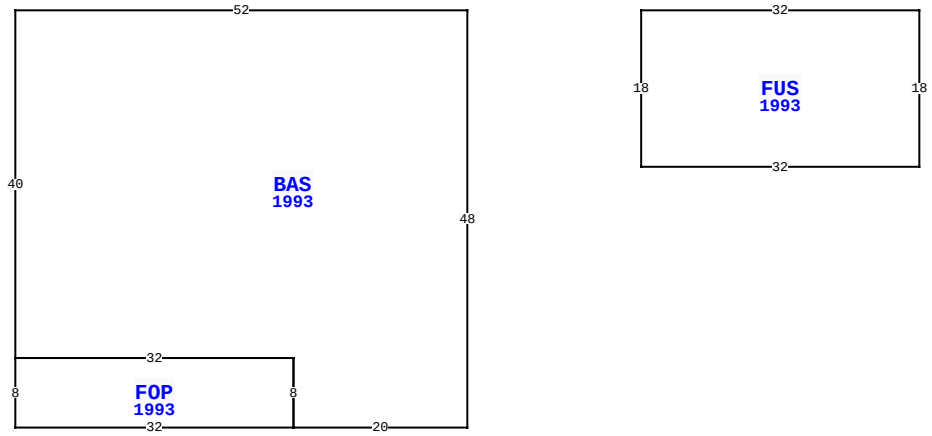
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,240	100	2,240	170,621
FOP	256	30	77	5,865
FUS	576	100	576	43,874
TOTALS	3,072		2,893	220,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,893	102.9300	92.89	268,731	1979	1979	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 0 Heated Area: 2816 HX Base Yr



85214 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		333,379
TOTAL MARKET OB/XF VALUE		98,148
TOTAL LAND VALUE - MARKET		206,000
TOTAL MARKET VALUE		637,527
SOH/AGL Deduction		223,577
ASSESSED VALUE		413,950
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		358,950
TOTAL JUST VALUE		637,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327777	ADDITION	36,558	09/01/2013
B7638	XFOB	30,000	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0669/1813	11/09/1992	WD	U	I	10	11,500

GRANTOR: PHILIPS ELISE ETAL

GRANTEE: TURNER DAVID & JUDI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S40 FOP=[YR=1993] S8 E32 N8 W32$ E32 S8 E20 N48$ PTR= E20 FUS=[YR=1993] E32 S18 W32 N18$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0940	SHEDS/PORT	0	100	11	11	121.00	SF	20.10	20.10	100	1986	1986	3	20	486	
3	0350	CARPORT WD	0	100	44	20	880.00	SF	13.00	13.00	100	1983	1983	3	20	2,288	
5	0991	TENNIS CRT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	1979	1979	3	32.5	5,850	
6	0858	SCULP CONC	0	100	0	0	890.00	SF	13.00	13.00	100	1980	1980	3	75	8,678	
7	0812	CONCRETE C	0	100	0	0	8,195.00	SF	4.00	4.00	100	1986	1986	3	52	17,046	
8	0866	POOL FIBER	0	100	38	20	760.00	SF	72.00	72.00	100	1990	1990	3	20	10,944	
10	0940	SHEDS/PORT	0	100	16	9	144.00	SF	15.00	15.00	100	1995	1995	3	20	432	
11	1076	TRELLIS A	0	100	0	0	240.00	SF	7.50	7.50	100	1995	1995	3	20	360	
13	0300	BOAT DCK W	0	100	24	20	480.00	SF	40.00	40.00	100	1995	1995	3	24	4,608	

TOTAL OB/XF 52,407

LAND DESCRIPTION

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	2.06	AC		1.00	1.00	1.00	100,000.00	100,000.00	206,000							

REVIEW DATE 11/13/2019 BY TWA Total Acres: 2.06 Total Land Value: 206,000 Market: 0 Agricultural: 0 Common: 206,000 PRINTED 08/02/2023 BY SYS

TRACTS 24 & 25
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TURNER JUDI D
85214 BLACKMON RD
YULEE, FL 32097

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

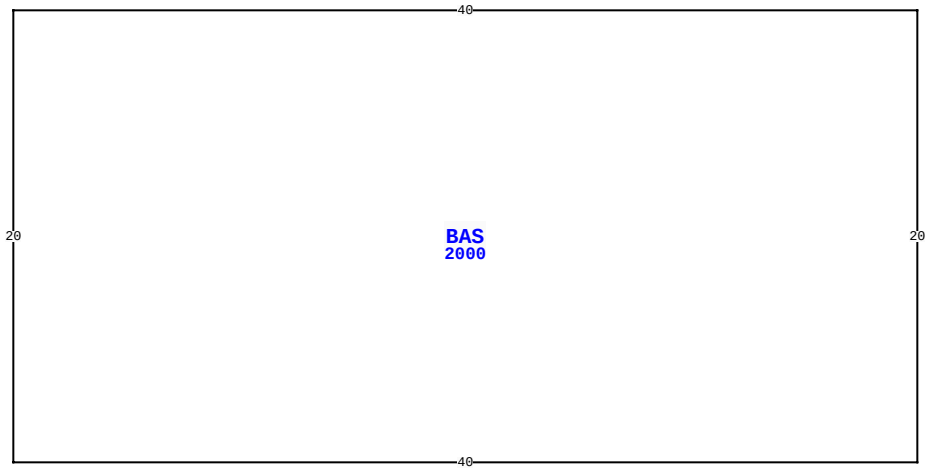
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 70
Interior Wall	04	PLYWOOD 30
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	800	100	800	8,152
TOTALS	800		800	8,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	57.1000	19.98	15,984	1995	1995	0	0	0	49.00	51.00

2 GARAGE RES – 100% - 0 Heated Area: 800 HX Base Yr



85214 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		333,379
TOTAL MARKET OB/XF VALUE		98,148
TOTAL LAND VALUE - MARKET		206,000
TOTAL MARKET VALUE		637,527
SOH/AGL Deduction		223,577
ASSESSED VALUE		413,950
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		358,950
TOTAL JUST VALUE		637,527
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0669/1813	11/09/1992	WD	U	I	10	11,500

GRANTOR: PHILIPS ELISE ETAL

GRANTEE: TURNER DAVID & JUDI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W40 S20 E40 N20$.

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
14	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2000	2000	3	29	12,180	
15	0810	CONCRETE A	0	100	0	0	444.00	SF	6.50	6.50	100	1993	1993	3	68	1,962	
16	0812	CONCRETE C	0	100	0	0	322.00	SF	4.00	4.00	100	2000	2000	3	80	1,030	
17	0845	KOOL DECK	0	100	0	0	396.00	SF	7.25	7.25	100	2000	2000	3	80	2,297	
18	1076	TRELLIS A	0	100	0	0	290.00	SF	5.63	5.63	100	2001	2001	3	29	473	
20	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20	5.20	100	2001	2001	3	82	4,174	
21	0510	GARAGE WD-	0	100	18	50	900.00	SF	35.00	35.00	100	2013	2013	3	75	23,625	

LAND DESCRIPTION

TOTAL OB/XF 45,741

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

REVIEW DATE 11/13/2019 BY TWA Total Acres: 2.06 Total Land Value: 206,000 Market: 0 Agricultural: 0 Common: 206,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

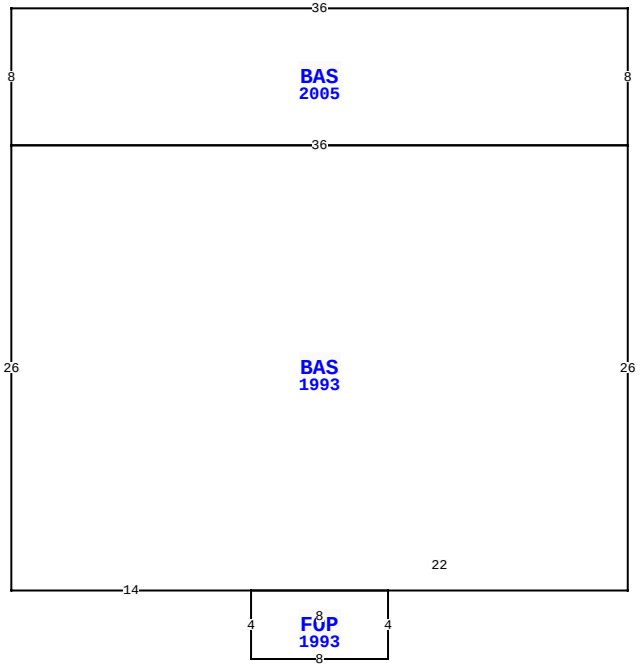
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	936	100	936	79,543
BAS	288	100	288	24,475
FOP	32	30	10	850
TOTALS	1,256		1,234	104,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,234	109.1800	98.53	121,586	1993	1994	0	0	0	13.75	86.25

3 SINGLE FAM – 100% - 0 Heated Area: 1224 HX Base Yr



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0669/1813	11/09/1992	WD	U	I	10	11,500

GRANTOR: PHILIPS ELISE ETAL

GRANTEE: TURNER DAVID & JUDI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 S8 BAS=[YR=1993] S26 E14 FOP=[YR=1993]
S4 E8 N4 W8 $ E22 N26 W36 $ E36 N8 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/13/2019 BY TWA Total Acres: 2.06 Total Land Value: 206,000 Market: 0 Agricultural: 0 Common: 206,000 PRINTED 08/02/2023 BY SYS