

TRACT 27
IN OR 1678/1000
LOFTON BLUFF SUB PB 4/57

OLSON J F
PO BOX 1414
YULEE, FL 32097

2023

43-2N-27-4620-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,264	100	2,264	167,127
FOP	160	30	48	3,544
TOTALS	2,424		2,312	170,670

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50	100	1980
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1978
4	0350	CARPORT WD	0 100	10	5	50.00	SF	8.71	8.71	100	1978
5	0100	BAR-B-Q	0 100	0	0	1.00	UT	200.00	200.00	100	1980
7	0510	GARAGE WD-	0 100	16	12	160.00	SF	35.00	35.00	100	1986
10	0810	CONCRETE A	0 100	10	8	80.00	SF	6.50	6.50	100	1980
14	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2009
15	0803	ASPHALT C	0 100	0	0	3,885.00	SF	2.00	2.00	100	1999
16	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.01	AC	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	104.8600	94.64	218,808	1978	1978	0	0	0	22.00	78.00
1 SINGLE FAM - 100% - 2011 Heated Area: 2264 HX Base Yr 2011												
85252 BLACKMON RD, YULEE												

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980
2	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50	100	1980	1980
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	30.00	30.00	100	1978	1978
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TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	SFR MARSH	100		OR	0.00	0.00	1.01	AC	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			170,670
TOTAL MARKET OB/XF VALUE			33,325
TOTAL LAND VALUE - MARKET			101,000
TOTAL MARKET VALUE			304,995
SOH/AGL Deduction			111,174
ASSESSED VALUE			193,821
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			143,821
TOTAL JUST VALUE			304,995
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327164	ADDITION	34,121	05/01/2013
R1213235	REPAIR/RRF	12,200	11/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1678/1000	5/19/2010	WD U	I	I	12
GRANTOR: MUMMERY THERESA ANN T					
GRANTEE: OLSON J F					
1584/1011	9/11/2008	WD U	I	I	01
GRANTOR: MUMMERY THERESA ANN					
GRANTEE: MUMMERY THERESA ANN					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W29 N8 W10S8 W39 S28 E30FOP=[YR=1993] S10 E16 N10 W16\$ E48 N28\$.											

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