

FLOWE MARGARET C/CONWAY BRIAN OLIVER
12238 TRACY ANN RD
JACKSONVILLE, FL 32223

43-2N-27-4620-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 90

Exterior Wall05AVERAGE 10

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo09PINE WOOD 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

BUD8 Adjustme Occupancy04DIST 01 100
00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4048.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREAMARKET VALUE

BAS1,7761001,776159,269

FOP26430797,084

UGR3904517615,784

TOTALS2,4302,031182,137

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012.031119.5502107.89219,125198819880016.8883.12

1 SINGLE FAM - 0% - 0Heated Area: 1776HX Base Yr

13-58

302430

UGR1993

6

34

28

10

16

24

6

FOP1993

13

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE182,137

TOTAL MARKET OB/XF VALUE2,491

TOTAL LAND VALUE - MARKET101,000

TOTAL MARKET VALUE285,628

SOH/AGL Deduction44,359

ASSESSED VALUE241,269

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE241,269

TOTAL JUST VALUE285,628

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE255,012

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2303/14859/11/2019LEUI11100

GRANTOR: CONWAY ELEANOR B

GRANTEE: FLOWE MARGARET & BR

0445/04372/01/1985WDUV100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 UGR=[YR=1993] W13 S30 E13 FOP=[YR=1993] E28 S10 E6 N16 W34 S6\$ N30\$ S24 E34 S16 E24 N40\$.

EXTRA FEATURES

85304 BLACKMON RD, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30810CONCRETE A0010440.00SF6.506.5010019941994370182

40752USP001410140.00SF15.0015.0010020002000329609

50351CARPORT MT002020400.00SF8.508.50100201020103501,700

TOTAL OB/XF2,491

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH0OR0.000.001.01AC1.001.001.00100,000.00100,000.00101,000

REVIEW DATE06/09/2017BYKWTotal Acres: 1.01Total Land Value: 101,000Market: 0Agricultural: 0Common: 101,000PRINTED 08/02/2023 BY SYS