TRACT 31
ESMT IN OR 497/947
LOFTON BLUFF SUB PB 4/57

GREGORY JAMES C & AUDREY ANN
86211 CARDINAL ROAD
YULEE, FL 32097

2023

43-2N-27-4620-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

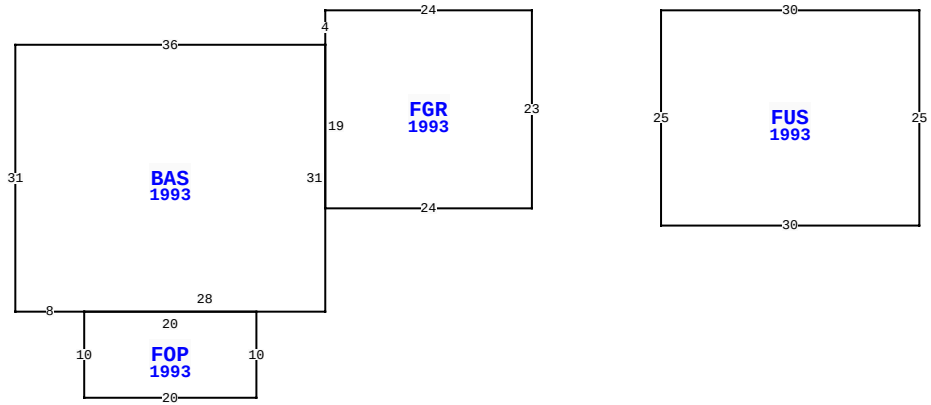
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	1,116	49,541
FGR	552	55	304	13,495
FOP	200	30	60	2,663
FUS	750	100	750	33,294
TOTALS	2,618		2,230	98,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,230	115.7380	104.45	232,924	1987	1987	0	0	40	17.50	42.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1866 HX Base Yr



85310 BLACKMON RD, YULEE

BLD DATE	02/26/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	98,993
TOTAL MARKET OB/XF VALUE	12,365
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	210,358
SOH/AGL Deduction	0
ASSESSED VALUE	210,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,358
TOTAL JUST VALUE	210,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
015160	H/AC	0	07/01/2001
3480	NEW CONSTR	34,065	07/01/1986
3499	XFOB	4,830	07/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0821	2/16/2023	WD	Q	I	01	275,000
GRANTOR: SIMMONS CHARLES H JR						
GRANTEE: GREGORY JAMES C & A						
2605/0063	11/28/2022	FJ	U	I	11	0
GRANTOR: DOYLE DELORES L EST						
GRANTEE: SIMMONS CHARLES H J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W24 S4 BAS=[YR=1993] W36 S31 E8 FOP=[YR=1993] S10 E20 N10 W20 $ E28 N31 $ S19 E24 N23 $ PTR= E15
FUS=[YR=1993] E30 S25 W30 N25 $ W15 $.

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	0940	SHEDS/PORT	0	0	14	30	420.00	SF	20.10	20.10	100	1989	1989	3	20	1,688	
2	0300	BOAT DCK W	0	0	0	0	408.00	SF	40.00	40.00	100	2005	2005	3	44	7,181	
3	0810	CONCRETE A	0	0	0	0	65.00	SF	6.50	6.50	100	2005	2005	3	87	368	
4	0855	CONC PAVER	0	0	0	0	340.00	SF	10.00	10.00	100	2010	2010	3	92	3,128	

LAND DESCRIPTION

TOTAL OB/XF 12,365

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	0	0006	OR	0.00	0.00	0.99	AC		1.00	1.00	1.00	100,000.00	100,000.00	99,000							

REVIEW DATE 03/10/2021 BY NWA Total Acres: 0.99 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 08/02/2023 BY SYS