TRACT 36
IN OR 703 PG 105
LOFTON BLUFF SUB PB 4/57

REED HARRY R
85366 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4620-0036-0000

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 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

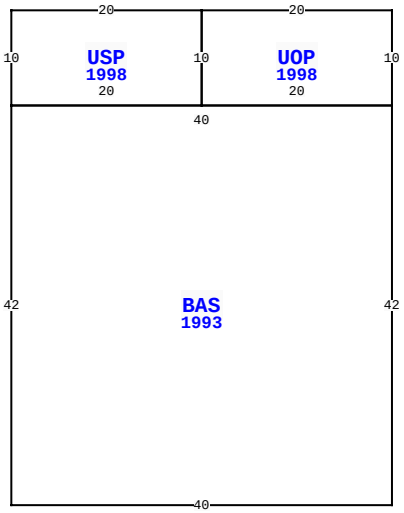
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

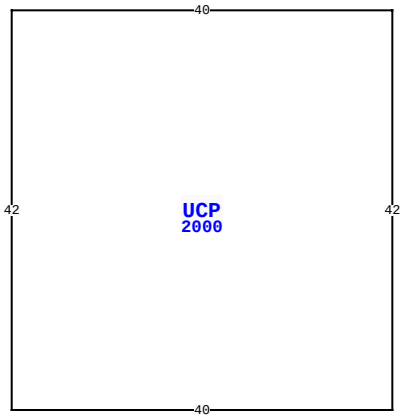
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	126,062
UCP	1,680	20	336	25,213
UOP	200	20	40	3,001
USP	200	30	60	4,502
TOTALS	3,760		2,116	158,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	98.9800	89.33	189,022	1987	1987	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr





85366 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		158,778
TOTAL MARKET OB/XF VALUE		23,324
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		284,102
SOH/AGL Deduction		149,761
ASSESSED VALUE		134,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		84,341
TOTAL JUST VALUE		284,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804668	GARAGE	13,200	03/02/1998
94-00843	GARAGE	8,976	03/01/1994
2972	NEW CONSTR	22,700	09/04/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0703/0105	4/25/1994	WD	U	I	10	12,000

GRANTOR: SHEFFIELD WM ETAL
GRANTEE: REED HARRY R

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W20 USP=[YR=1998] W20 S10 BAS=[YR=1993] S42 E40 N42 W40$ E20 N10$ S10 E20 N10$ PTR=E15 UCP=[YR=2000] E40 S42 W40 N42$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0820	WOOD WALK	0	100	3	41	123.00	SF	11.75	11.75	100	1997	1997	3	40	578	
3	0511	GARAGE CB-	0	100	22	24	528.00	SF	40.00	40.00	100	1998	1998	3	77	16,262	
4	0351	CARPORT MT	0	100	25	14	350.00	SF	5.60	5.60	100	1999	1999	3	20	392	
5	0811	CONCRETE B	0	100	43	18	774.00	SF	5.20	5.20	100	1999	1999	3	79	3,180	
6	0300	BOAT DCK W	0	100	10	6	60.00	SF	40.00	40.00	100	1999	1999	3	28	672	

LAND DESCRIPTION

TOTAL OB/XF 23,324

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	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000							

REVIEW DATE 08/27/2018 BY SBX Total Acres: 1.02 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 08/02/2023 BY SYS