

TRACT 38
OR 599/267 & OR 688/774
R567737 & R567738

CONDURELIS EDITH E OR/EDENFIELD BETTY ANN
PO BOX 173
YULEE, FL 32041-0173

2023

43-2N-27-4620-0038-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0820	02	1,469	117.2000	76.18	111,908	1992	1992	0	0	0	70.00	30.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 50% - 1997										Heated Area: 1440										HX Base Yr 1997									
Roof Cover	03	COMP SHNGL 100								BAS 1993 FOP 1993																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 80																																					
Interior Floo	08	SHT VINYL 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0200 MOBILE HOME																																					
MAP NUM												MKT AREA		04																									
NEIGHBORHOOD/LOC		4048.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,440	100	1,440	32,910																																			
FOP	96	30	29	663																																			
TOTALS		1,536	1,469	33,572																																			
EXTRA FEATURES										85386 BLACKMON RD, YULEE																													
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																						
3	0510	GARAGE WD-	0	50	24	26	624.00	SF	35.00	35.00	100	1990	1990	3	20	4,368																							
4	0754	FOP	0	50	20	12	240.00	SF	15.00	15.00	100	1998	1998	3	20	720																							
5	0940	SHEDS/PORT	0	50	24	12	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728																							
6	0810	CONCRETE A	0	50	46	3	138.00	SF	6.50	6.50	100	1995	1995	3	72	646																							
7	0680	POLE SHED	0	50	24	10	240.00	SF	10.00	10.00	100	1995	1995	3	24	576																							
8	0940	SHEDS/PORT	0	50	24	12	288.00	SF	30.00	30.00	100	1995	1995	3	20	1,728																							
LAND DESCRIPTION		TOTAL OB/XF										9,766																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000																						
REVIEW DATE 06/15/2017 BY SBX Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS																																							