TRACT 39 R 108017
IN OR 965/1214
LOFTON BLUFF SUB PB 4/57

CONDURELIS GEORGE STEVE JR/CONDURELIS EDITH L
PO BOX 173
YULEE, FL 32041-0173

**2023**

**43-2N-27-4620-0039-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

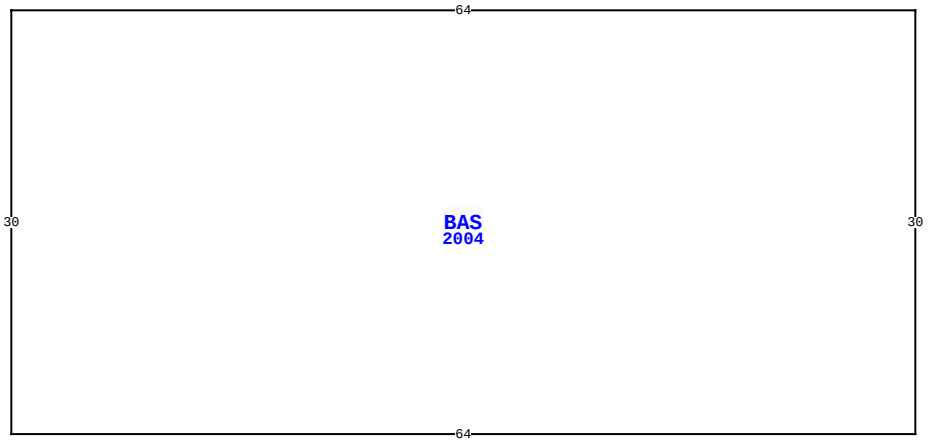
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,920 | 100 | 1,920 | 88,210 |
| TOTALS | 1,920 | | 1,920 | 88,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,920 | 117.2000 | 82.04 | 157,517 | 2004 | 2004 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ – 100% - 1997 Heated Area: 1920 HX Base Yr 1997




85402 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 | | 88,210 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 104,000 |
| TOTAL MARKET VALUE | | 192,210 |
| SOH/AGL Deduction | | 82,911 |
| ASSESSED VALUE | | 109,299 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 59,299 |
| TOTAL JUST VALUE | | 192,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 169,256 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH044434 | MH MOVE-ON | 0 | 08/01/2004 |
| B0413235 | FOUNDATION | 1,950 | 07/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0965/1214 | 1/08/2001 | QC | U | I | 07 | 100 |
| GRANTOR: CONDURELIS GEORGE STE | | | | | | |
| GRANTEE: CONDURELIS GEORGE S | | | | | | |
| 0956/1670 | 11/02/2000 | QC | U | I | 07 | 100 |
| GRANTOR: CONDURELIS GEORGE STE | | | | | | |
| GRANTEE: CONDURELIS GEORGE S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W64 S30 E64 N30$ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 1.04 | 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