TRACT 42
LOFTON BLUFF SUB PB 4/57

SMITH ROBERT W & DOLORES L/E/
85428 BLACKMON RD
YULEE, FL 32097

2023

43-2N-27-4620-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

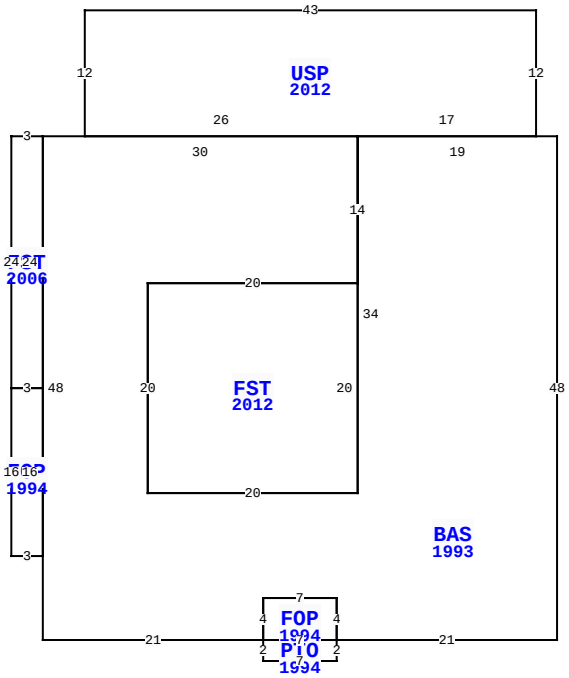
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,924	100	1,924	156,675
FOP	28	30	8	651
FOP	48	30	14	1,140
FST	72	55	40	3,257
FST	400	55	220	17,915
PTO	14	5	1	81
USP	516	30	155	12,622
TOTALS	3,002		2,362	192,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,362	108.7800	98.17	231,878	1987	1987	0	0	0	17.05	82.95

1 SINGLE FAM – 100% - 0 Heated Area: 1924 HX Base Yr



85428 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		206,532
TOTAL MARKET OB/XF VALUE		50,531
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		359,063
SOH/AGL Deduction		130,947
ASSESSED VALUE		228,116
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,116
TOTAL JUST VALUE		359,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17728	ADDITION	9,000	05/01/2006
B17207	SWIM POOL	20,000	02/01/2006
B0617207	SWIM POOL	20,000	01/01/2005
B018824	GARAGE	30,000	09/01/2001
R013046	REPAIR/RRF	4,460	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/1434	11/30/2021	LE	U	I	11	100
GRANTOR: SMITH ROBERT W & DOLO						
GRANTEE: KANEER CINDY & ROBE						
0504/0684	12/01/1986	WD	U	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2012] W20 S20 E20 N20$ BAS=[YR=1993] N14
USP=[YR=2012] E17 N12 W43 S12 E26$ W30FST=[YR=2006] W3 S24
FOP=[YR=1994] S16 E3 N16 W3 $ E3 N24$ S48 E21 PTO=[YR=1994]
S2 E7 N2 FOP=[YR=1994] N4 W7 S4 E7$ W7$ N4 E7 S4 E21 N48 W19
S34 W20 N20 E20 $.

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
3	0825	BRICK	0	100	10	8	80.00	SF	12.50	12.50	100	2008	2008	3	97	970	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
6	0812	CONCRETE C	0	100	0	0	3,092.00	SF	4.00	4.00	100	1988	1988	3	57	7,050	
8	0810	CONCRETE A	0	100	22	20	440.00	SF	6.50	6.50	100	2001	2001	3	82	2,345	
9	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2006	2006	3	48	22,195	
10	0855	CONC PAVER	0	100	0	0	656.00	SF	10.00	10.00	100	2006	2006	3	88	5,773	
11	0911	SCRN RM A	0	100	0	0	1,232.00	SF	17.50	17.50	100	2007	2007	3	35	7,546	
12	0811	CONCRETE B	0	100	0	0	364.00	SF	5.20	5.20	100	2008	2008	3	90	1,704	
13	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2002	2002	3	83	49	
14	0855	CONC PAVER	0	100	6	5	30.00	SF	10.00	10.00	100	2006	2006	3	88	264	

TOTAL OB/XF 50,136

LAND DESCRIPTION

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

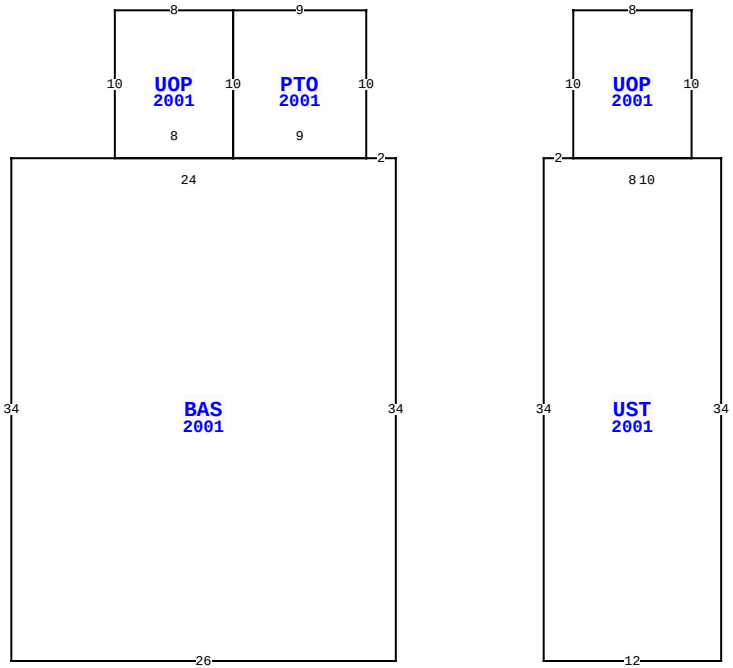
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4048.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	11,361
PTO	90	5	4	52
UOP	80	20	16	205
UOP	80	20	16	205
UST	408	45	184	2,365
TOTALS	1,542		1,104	14,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,104	54.0000	18.90	20,866	2001	2001	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 0 Heated Area: 884 HX Base Yr



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GRANTEE: KANEER CINDY & ROBE						
0504/0684	12/01/1986	WD	U	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 PTO=[YR=2001] N10 W9 UOP=[YR=2001] W8 S10 E8 N10 $ S10 E9 $ W24 S34 E26 N34 $ PTR= E10 UST=[YR=2001] E2 UOP=[YR=2001] N10 E8 S10 W8 $ E10 S34 W12 N34 $ W10 $.

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
15	0479	VF PICKET	0	100	0	0	52.00	LF	10.00	10.00	100	2008	2008	3	76	395	

LAND DESCRIPTION

TOTAL OB/XF 395

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

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