

BLOCK 1 LOT 5 OR 566/1018
EX FPL ESMT OR 379 PG 465
LOFTON BLUFF 2 PB 4/92 & 93

CHENEY ANGELA C
85778 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0050



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								0100	01	1,691	107.0000	96.57	163,300	1983	1983	0	0	0	17.00	83.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 0										Heated Area: 1600										HX Base Yr									
Roof Cover	03	COMP SHNGL 100								USP 1993 USP 1993 BAS 1993 UOP 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																																					
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	1,600	100	1,600	128,245																																			
UOP	152	20	30	2,405																																			
UOP	220	20	44	3,527																																			
USP	56	30	17	1,363																																			
TOTALS		2,028	1,691	135,539																																			
EXTRA FEATURES										85778 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																							
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960																								
3	0510	GARAGE WD-	0 100	22	24	528.00	SF	35.00	35.00	100	1989	1989	3	20	3,696																								
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,500.00	5,500.00	100	1993	1993	3	20	1,100																								
5	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	1993	1993	3	20	386																								
6	1242	WD DECK A	0 100	28	17	476.00	SF	10.00	10.00	100	1994	1994	3	20	952																								
7	0752	USP	0 100	20	12	240.00	SF	15.00	15.00	100	1997	1997	3	26	936																								
8	1242	WD DECK A	0 100	9	8	72.00	SF	10.00	10.00	100	1997	1997	3	20	144																								
LAND DESCRIPTION										TOTAL OB/XF										9,174																			
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	000130	C	SFR WATER	100		OR	0.00	0.00	100.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	125,000																						
REVIEW DATE 08/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																																							