

KIRKPATRICK CHARLES III & GRACE
1731 CANTERBURY STREET
JACKSONVILLE, FL 32205

43-2N-27-4621-0001-0100

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										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 90										0100 01 1,699 108.9000 98.28 166,978 1988 1988 0 0 15.88 84.12										Tax Group: 4 Tax Dist:									
Exterior Wall 12 CEDAR 10										1 SINGLE FAM - 0% - 0 Heated Area: 1332 HX Base Yr										BUILDING MARKET VALUE 140,462									
Roof Structur 03 GABLE/HIP 100																				TOTAL MARKET OB/XF VALUE 32,415									
Roof Cover 12 MODULAR MT 100																				TOTAL LAND VALUE - MARKET 125,000									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 297,877									
Interior Floo 14 CARPET 90																				SOH/AGL Deduction 16,981									
Interior Floo 11 CLAY TILE 10																				ASSESSED VALUE 280,896									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 0									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 280,896									
Bedrooms 2 100																				TOTAL JUST VALUE 297,877									
Bathrooms 1.5 100																				NCON VALUE 0									
Frame 02 WOOD FRAME 100																				INCOME VALUE									
Stories 1. 1. 100																				PREVIOUS YEAR MKT VALUE 255,360									
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 1,332 100 1,332 110,121																													
FCP 714 25 178 14,716																													
FOP 112 30 34 2,811																													
FSP 168 40 67 5,539																													
FST 147 55 81 6,697																													
UOP 36 20 7 579																													
TOTALS 2,509 1,699 140,462																													
EXTRA FEATURES										85720 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																													
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1988 1988 3 66 2,310																													
2 0940 SHEDS/PORT 0 0 8 8 64.00 SF 20.10 20.10 100 1983 1983 3 20 257																													
4 0511 GARAGE CB- 0 0 26 36 936.00 SF 30.00 30.00 100 1989 1989 3 59.5 16,708																													
5 0812 CONCRETE C 0 0 0 0 4,847.00 SF 4.00 4.00 100 1989 1989 3 59.5 11,536																													
6 0300 BOAT DCK W 0 0 24 4 96.00 SF 40.00 40.00 100 1990 1990 3 20 768																													
7 0810 CONCRETE A 0 0 0 0 144.00 SF 6.50 6.50 100 1981 1981 3 38 356																													
8 0300 BOAT DCK W 0 0 10 6 60.00 SF 40.00 40.00 100 1990 1990 3 20 480																													
LAND DESCRIPTION										TOTAL OB/XF 32,415																			
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 000130 C SFR WATER 0 OR 0.00 0.00 100.00 FF 1.00 1.00 1.00 1,250.00 1,250.00 125,000																													
REVIEW DATE 08/24/2018 BY SBX										Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000										PRINTED 08/02/2023 BY SYS									