

BOWDEN CHARLES D JR & CAROLYN W
85718 BLACKMON ROAD
YULEE, FL 32097

43-2N-27-4621-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories Units	1.	1. 100 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	1,998	100	1,998	145,071
FSP	924	40	370	26,865
UDG	1,144	55	629	45,670
UOP	48	20	10	726
TOTALS	4,114		3,007	218,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,007	97.5200	88.01	264,646	1981	1981	0	0	0	17.50	82.50

1 SINGLE FAM - 0% - 0 Heated Area: 1998 HX Base Yr

Diagram 1: A rectangle representing the building footprint. The width is labeled as 52 and the height as 22. Inside the rectangle, the text "UDG 1993" is written in blue.

Diagram 2: A large rectangle representing the lot area. The width is labeled as 66 and the height as 14. Inside the rectangle, the text "FSP 1993" is written in blue. At the bottom center, there is a smaller rectangle representing a driveway or parking area. Its width is labeled as 12 and its height as 4. Inside this smaller rectangle, the text "UOP 1-123" is written in blue. The distance from the left side of the main rectangle to the start of the driveway is labeled as 20, and the distance from the end of the driveway to the right side is labeled as 25.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	218,333
TOTAL MARKET OB/XF VALUE	16,491
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	359,824
SOH/AGL Deduction	13,501
ASSESSED VALUE	346,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,323
TOTAL JUST VALUE	359,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,839

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1998/1499	8/07/2015	WD	Q	I	01	335,000

GRANTOR:DOWELL LORITA S

GRANTEE:BOWDEN CHARLES D JR

1998/1494	8/05/2015	WD	U	I	11	100
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GRANTOR:GREGORY VERNER H & CA

GRANTEE:DOWELL LORITA S

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W66 S14 BAS=[YR=1993] S31 E29 UOP=[YR=1993] E12 N4 W12 S4\$N4 E12 S4 E25 N31 W66\$ E66 N14\$ PTR= N10
UDG=[YR=1993] N22 E52 S22 W52\$ S10\$.

LAND DESCRIPTION

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							

TOTAL OB/XF

16,491

REVIEW DATE 08/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS