

BLOCK 1 LOT 16
IN OR 1344/774
ESMT IN OR 537/305

LYTHGOE SANDRA
85644 BLACKMAN RD
YULEE, FL 32097

2023

43-2N-27-4621-0001-0160



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 4																										
Exterior Wall	12	CEDAR 100	0100	01	4,089	96.8000	87.36	357,215	1988	1993	0	0	0	14.50	85.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2004													Heated Area: 2816													HX Base Yr 2004												
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		4 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 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	896	100	896	66,925																																					
FEP	600	80	480	35,853																																					
FGR	1,024	55	563	42,052																																					
FOP	600	30	180	13,445																																					
FOP	168	30	50	3,735																																					
FUS	1,920	100	1,920	143,410																																					
TOTALS			5,208	4,089	305,419																																				
EXTRA FEATURES			85644 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	0812	CONCRETE C	0	100	0	0	2,186.00	SF	4.00	4.00	100	1988	1988	3	57	4,984																									
2	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	1985	1985	3	20	64																									
3	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192																									
4	0350	CARPORT WD	0	0	11	16	176.00	SF	8.58	8.58	100	1987	1987	3	20	302																									
5	0350	CARPORT WD	0	0	11	16	176.00	SF	8.58	8.58	100	1987	1987	3	20	302																									
6	0510	GARAGE WD-	0	0	16	16	256.00	SF	23.45	23.45	100	1987	1987	3	20	1,201																									
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	1991	1991	3	20	772																									
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310																									
9	0300	BOAT DCK W	0	100	0	0	2,284.00	SF	40.00	40.00	100	2009	2009	3	60	54,816																									
10	0810	CONCRETE A	0	100	11	8	88.00	SF	6.50	6.50	100	2001	2001	3	82	469																									
LAND DESCRIPTION			TOTAL OB/XF 65,412																																						
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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	2.72	AC		1.00	1.00	1.00	100,000.00	100,000.00	272,000																								
2	009630	C	SWAMP	0			0.00	0.00	1.76	AC		1.00	1.00	1.00	500.00	500.00	880																								
REVIEW DATE 06/01/2021 BY NWA Total Acres: 4.48 Total Land Value: 272,880 Market: 0 Agricultural: 0 Common: 272,880 PRINTED 08/02/2023 BY SYS																																									

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